

Platypus Renewal Project

Public Domain and Access Improvements and Refurbishment of Selected Buildings

HERITAGE IMPACT STATEMENT



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Sydney Harbour Federation Trust

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Frontispiece: Aerial photograph showing the HMAS *Platypus* site about 1935-40 during the transition period from the Gasworks to the RAN Torpedo Factory.

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Executive Summary

This Heritage Impact Statement analyses the potential heritage impact of proposed works to the site of the former HMAS Platypus, North Sydney. The works are for public domain improvements and the refurbishment of selected buildings at Platypus. The report has been prepared by Lucas, Stapleton, Johnson & Partners (LSJ) on behalf of the Sydney Harbour Federation Trust (Harbour Trust), as the proponent.

In December 2016 the Sydney Harbour Federation Trust adopted a statutory Management Plan for Platypus, North Sydney. The Management Plan proposes to reactivate the site through the provision of public open space, and adaptation of buildings for a range of cultural, recreational, community and commercial uses.

The Commonwealth Government is providing \$20 million in funding towards the Platypus Renewal Project with an additional \$3.8 million provided by the Harbour Trust. These funds will allow a significant part of the Management Plan vision to be realised. This vision will be progressively implemented as further funding becomes available.

The Harbour Trust is now looking to commence implementing key elements of the Plan. The focus of this report is to assess the potential heritage impacts of the proposal for the provision of public space, and adaptation of buildings for a range of cultural, recreational, community and commercial uses.

The proposal will comprise the following works:

- Kesterton Park Link;
- New stairway link from Northern Park to the upper level;
- Landscaping improvements to the Northern Park;
- Public domain improvements including construction of a new lift, stairs, cantilevered walkway and bridge between the Upper and Lower Levels of Platypus;
- New Arrivals Square, Plaza and courtyard areas;
- Carparking provisions;
- Refurbishment of selected buildings to enable future reuse; and
- Road safety improvements for vehicles and pedestrians to Kiara Close.

The proposed works will be assessed by the Harbour Trust under the Trust's planning framework. This Heritage Impact Assessment will inform the Harbour Trust's assessment of the proposal. The purpose of the Heritage Impact Assessment is to identify the site's heritage values, examine the relevant potential impacts of the proposed works in the context of the relevant planning framework, and identify appropriate measures to mitigate potential impacts.

The assessment has been informed by the Harbour Trust's Comprehensive Plan, the Platypus Management Plan and the *(former) HMAS Platypus North Sydney Conservation Management Plan (CMP)* for the site. The report has been prepared in accordance with the principles of the *Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter)* and the Commonwealth Heritage Principles in accordance with the *Environmental Protection and Biodiversity Conservation Act 1999*.

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1. Introduction

This Heritage Impact Assessment provides an analysis of a proposal to undertake works at Platypus to provide access to and through the site, provide new landscaped open space and basic refurbishment works to selected buildings to facilitate their future reuse in accordance with the Platypus Management Plan (2016). These works will enable the site to be opened for public access.

Platypus is under the care and management of the Sydney Harbour Federation Trust (Harbour Trust), a commonwealth government agency.

In December 2016 the Harbour Trust adopted a statutory *Management Plan* for the Platypus site, North Sydney. The Harbour Trust is now looking to commence implementing key elements of the Plan, the focus of which is to revitalise the site as a new waterfront public park including adaptive reuse and provision of public access. To achieve the Harbour Trust's vision for Platypus, the Management Plan outlines the principal aims for the ongoing management of the Platypus Site. These aims are to:

- Create a waterfront urban park
- Protect, manage and interpret the site's heritage values
- Maximise public access to the site
- Revive the site with a mix of new uses that are compatible with the site's character and constraints
- Protect local environment and amenity

The proposed works will be assessed by the Harbour Trust under the Trust's planning framework. This Heritage Impact Assessment will inform the Harbour Trust's assessment of the proposal.

The purpose of the Heritage Impact Assessment is to identify the site's heritage values, examine the relevant potential impacts of the proposed works in the context of the relevant planning framework, and identify appropriate measures to mitigate potential impacts.

1.1 Report Authors

This report was prepared by Alice Stapleton and Kate Denny of this office with review by Ian Stapleton (see attached CV). The place and surrounding areas were inspected by Ian Stapleton, Kate Denny and Alice Stapleton on several occasions in April and June 2017.

Lucas Stapleton Johnson & Partners prepared the (*former*) *HMAS Platypus North Sydney Conservation Management Plan (CMP)* dated March 2008 for the property.

1.2 Methodology

This report follows generally the methodology recommended by the NSW Heritage Office in *Statement of Heritage Impact* (Revised 2002) and is in accordance with the *Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter)*, the *NSW Heritage Office Heritage Manual* and the Commonwealth Heritage Provisions as per the provisions of the *Environmental Protection and Biodiversity Conservation Act 1999*.

1.3 Description

Platypus is located within the suburb of North Sydney, within the Local Government Area of North Sydney on the southwest foreshore of Neutral Bay and is accessed via High Street and Kiara Close (refer to Figure 2).

The property consists of a reversed L-shaped area of 1.8 hectares running in a north-south direction adjacent to Neutral Bay (refer to Figure 4). A concrete wharf, partly demolished, extends along the entire length of the waterfront, while the narrow foot of the 'L' faces High Street, North Sydney. The wharf faces north-east but for the purposes of this report, the orientation has been simplified by referring the wharf as the east of the site and assuming it runs in a north south direction.

The site is bounded to the east by Neutral Bay, to the south by Kesterton Park and residences, to the west by High Street and by the residential complex. Iora Apartments, 1 Kiara Close. At the northern boundary are private residences.

The natural form of the site has been altered by the creation of a 15 metre high sandstone cliff dividing it into two main levels. A cutting was also made to form a roadway to High Street. The cliff is a prominent feature of the site and can be seen from the water and from the opposite foreshores of Neutral Bay.

The property contains ten (10) buildings, most of which are located on the lower apron area fronting the wharf. The buildings include several early gas works facilities, large factory workshops dating from the Second World War, post war additions and offices. The largest building by far is the RANTME factory, whose bulk dominates the southern end of the site.

For the purposes of this report, Platypus consists of the land owned by the Harbour Trust ('Trust land') and adjoining waterway that is owned by the NSW State government and is proposed to be licensed to the Harbour Trust for their use (the 'adjoining waterway').

The proposal includes an overwater walkway to Kesterton Park in the south. The construction of the walkway will involve minor works to the park land. This Heritage Impact Assessment considers potential impacts on Kesterton Park.

Wide views across Neutral Bay are available from much of the place. Looking in the opposite direction the place is prominently visible from the western shore of Neutral Bay, from the public ferry wharves, roads and a few other public open spaces. Further details of views to and from the site can be found in the *Visual Impact Assessment* accompanying this application.

Refer to *Section 4.2: Discussion of Significance* below for ranking of significance and photographs of the individual components of the place.



Figure 1: View of HMAS Platypus from Neutral Bay looking south west from the eastern foreshore of Neutral Bay.

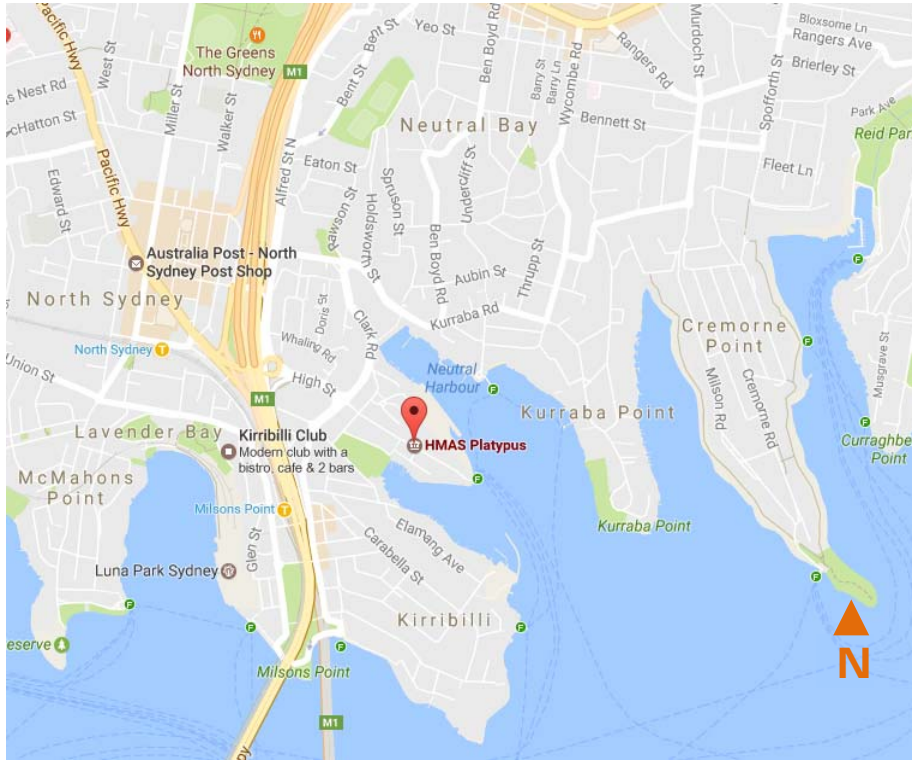


Figure 2: Street map showing location of subject property (indicated in red). (Source: Google Maps)

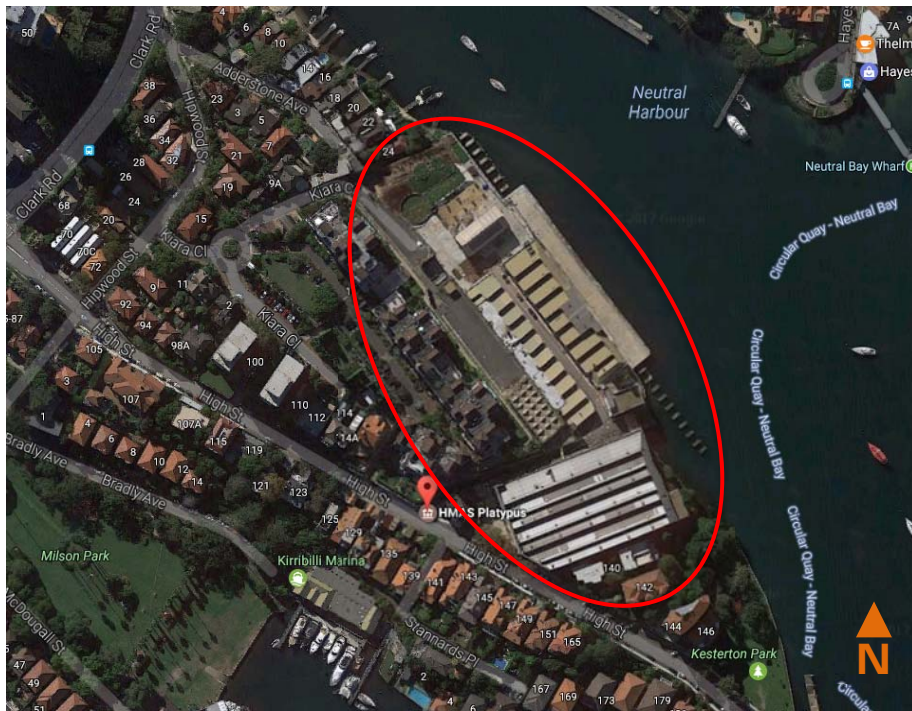


Figure 3: Aerial view of the subject property (circled in red) (Source: Google Maps <http://maps.google.au/>)



Figure 4: Street map of the locality showing the cadastral boundaries for the site and identifying the boundaries of the Harbour Trust land and adjoining waterway and Kesterton Park. (Source: NSW LPI, SixMaps, downloaded April 2017)



Figure 5: Extract from HMAS Platypus Management Plan identifying the boundaries of the site and the various buildings. Source: Figure 1, Management Plan 2016

2. Historical Development

The following is a chronological summary of the history of the place extracted from the (*former*) *HMAS Platypus Conservation Management Plan* (2008). For more detail, please refer to the CMP.

2.1 Historical Context



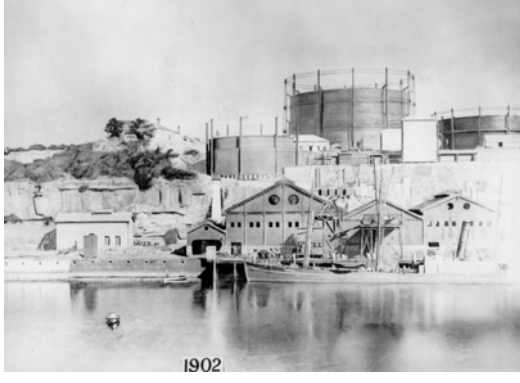
Since 1876, the HMAS *Platypus* site has accommodated three major enterprises, each with its own impact on the built environment of the site. The object of the following history is to summarise the functioning of the site during each of these pursuits, with a focus on explaining the contexts of the buildings and site features which are present on the site today.

For information on the pre-European context of the site, refer to Rosemary Kerr's *HMAS Platypus Aboriginal Site History*, prepared in December 2006 for the Sydney Harbour Federation Trust. This report found that due to the significant industrial use of Platypus there is no evidence of Aboriginal habitation remaining at the place.



Date	Event
Early Settlement	
1789	In 1789, Governor Phillip established Neutral Bay as a 'neutral' anchorage for foreign ships visiting Sydney Harbour. Careening Cove, to the south of Neutral Bay, was a shallow cove used for careening, a method of landing a ship far up a bay so that its hull could be cleaned when the tide ran out. The peninsula between these two bodies of water was allocated from 1830 for the use of persons involved in the whaling industry.
1840s	The whaling industry took a downturn. Stone quarrying for ballast and building materials took place in the latter half of the 19 th century in the area. ¹
1841	High Street was the primary thoroughfare for the peninsula, although it was originally a private lane servicing the houses on the southern side of the peninsula, first appearing on plans. Subdivision of the land began. Forty-two lots were auctioned in July 1841, and advertised as 'Building Allotments and Harbour Shipping Frontages.' ²
1850s	Shipbuilding and repair took place in Careening Cove.
North Shore Gas Works	
1877	1877 the North Shore Gas Company was established by JW Fell and Charles Watt. The North Shore Gas Act was passed in February 1876, giving Watt & Fell the authority to construct the works. In 1882, Walter Fell dies.
1 January 1883	The company was known as the North Shore Gas Company, and immediate steps were taken to improve and extend the works.
1884	Additional land reclamation proceeded to allow the Company to expand further to meet demand spurred on by rapid population growth in the area. A new retort house, manufactured by John Abbot & Co Ltd, Gateshead-on-Tyne, was assembled to the maker's specifications in 1886-7 [Retort House No. 1].

¹ Jervis, James, 1935, 'Notes on the North Shore and the Whaling Establishments,' *Journal of the Royal Australian Historical Society*, vol. 21, pt 5.

² 'Auction of lots at Careening Cove,' *Sydney Morning Herald*, 14 July 1841, p. 3.


Date	Event
	<p>Figure 6: North Shore gasworks, 1884. The first retort house is seen close to the water's edge to the right. The first gas holder is situated mid-way up the cliff, left. (Source: North Sydney Stanton Library, PF1233/3)</p>
<p>1894</p>	<p>An additional horizontal retort house was constructed to a similar design [Retort House No. 2].</p>
<p>Early 1900s</p>	<p>The company's growth was slowed by the economic downturn of the 1890s. The turn of the 20th century brought increased government regulation of the gas industry as well as increasing unionisation of gas workers, coal miners, and maritime workers. Further settlement of the North Shore area reaching new suburbs such as Lane Cove and Northbridge placed increased demand on the company to improve supply at a time when gas came to be seen as an essential service rather than a luxury.³</p>
 <p>Figure 7: North Shore gasworks in 1900, showing the company's first retort house (centre) next to the larger pre-fabricated one erected in 1886-87 (left). A collier can be seen unloading coal in front of the pre-fabricated Retort House. (Source: North Sydney Stanton Library, PF938)</p>	 <p>Figure 8: By 1902, the company's expansion had resulted in a suite of buildings facing Neutral Bay: Retort House No. 1 (centre) and Retort House No. 2 (right) flanked a coal store. A dynamo house, to the left of Retort House No. 1 provided power for conveyors to move coal and coke through the retorts. (Source: North Sydney Stanton Library, PF1233 1)</p>
<p>1906</p>	<p>Retort House No. 3 was constructed with inclined retorts fed by a large new coal store located on the cliff top.</p>
<p>1907</p>	<p>Morland installed an overhead tramway system to deliver coal to Retort House 1, where a stoking machine was installed to charge and discharge the retorts. A small Engine & Dynamo House was erected adjacent to the retort house in order to power the new mechanised operation.</p>



³ Broomham thesis, p. 46.

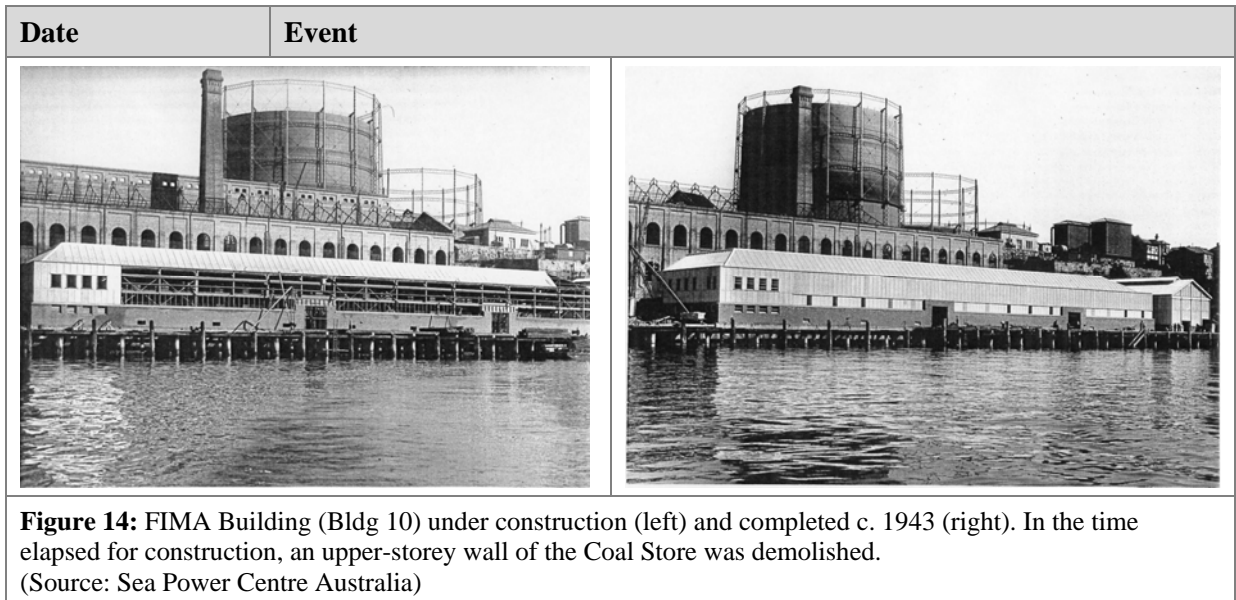
Date	Event
	<p>Figure 9: c.1942 photograph of the High Street Gatehouse constructed in c.1910 (Source: Sea Power Centre, Australia)</p>
1913	<p>Retort House No. 2 was converted to house a Carburetted Water Gas Plant which converted by-products of primary gas production to consumable gas suitable for peak winter periods or other cases when regular supply needed bolstering.⁴</p>
1920s	<p>Production in Neutral Bay's horizontal retorts ceased in 1924, and Retort House No. 1 was altered to house the Carburetted Water Gas plant from Retort House No. 2. This involved reducing the building from six bays to four, resulting in its current proportions.</p> <p>The Neutral Bay site was closed during the depression and, although the upper level's gas holders continued to be used for storage, the lower level of the site had become completely redundant.⁵</p>
	<p>Figure 10: Aerial photograph showing the HMAS <i>Platypus</i> site about 1935-40, prior to demolition for the RAN Torpedo Factory. The footings of the demolished Retort House No. 2 and coal store are visible to the right of Retort House No. 1 (Bldg 11). This image also shows the elevator which delivered coal from the wharf to the coal stores. (Source: HMAS <i>Platypus</i> Conservation Plan, Godden Mackay Logan)</p>
RAN Torpedo Establishment	
1941	<p>Japan bombed Pearl Harbour on 7th December 1941. The Australian War Cabinet determined on 22nd December 1941 that torpedoes should be manufactured in Australia.</p> <p>The former North Shore Gas Works site was chosen as the location for a torpedo factory and the Commonwealth government took possession of the site under Regulation 54 of the National Security (General) Regulations by the end of the year.</p> <p>The original scheme for the RAN Torpedo Site involved the reuse of the gas works buildings as a measure of economy; however, in order to meet the production program, it was eventually decided to demolish most of the buildings and construct a purpose-built factory to the design of architects Stephenson & Turner. The new buildings were completed by February 1943.</p>

⁴ Broomham, *Mortlake*, p. 5.

⁵ Broomham thesis, p. 108.

Date	Event
Post-1945	Following the end of WWII, operations at the Neutral Bay Torpedo Factory reduced in scale by about one-fifth, focussing on maintaining existing torpedoes. Surplus buildings, including Buildings 2, 10, and the Retort House were used for storage of spare parts, archives, and the like.
	<p>Figure 11: Paravanes in storage area defined by footings of demolished Retort House No. 2 and Coal Stores. Paravanes are used for minesweeping to keep the sweeps extended below and to the side of the towing minesweeper vessel. This area is now the Northern Park. (Source: Sea Power Centre Australia)</p>
1958	The Royal Australian Navy (RAN) Torpedo Establishment, as it became known as, continued to pursue developments in torpedo technology.
HMAS <i>Platypus</i>	
1964	Minister for the Navy announced that a three-year plan was to be implemented to commission part of the Royal Australian Navy Torpedo Establishment (RANTE) site at Neutral Bay as a support base for Australia's six Oberon-class submarines.
1967	<p>The RAN commissioned HMAS <i>Oxley</i>, the first of six Oberon Class submarines from Scotts' Shipbuilding and Engineering Company Ltd of Greenock, Scotland, and established HMAS <i>Platypus</i> as a shore support depot, named after the depot ship to accompany Australia's first submarines.</p> <p>The RANTE continued to operate on the site alongside the submarine squadron. The two agencies were two separate groups with two separate chains of command. The site was roughly divided north/south, with RANTE staff (predominantly civilians) arriving via the High Street gate and submarine squadron personnel (predominantly Navy) arriving via the Kiara Close gate. Vehicle deliveries for the submarine squadron also used the High Street gate.</p> <p>A number of former Torpedo Factory buildings were converted for use by the submarine squadron for submarine maintenance and repairs, while new buildings housed administrative staff and communications.</p> <p>A new free-standing concrete wharf had to be constructed which could accommodate all six submarines. This was the first wharf of its type to be built in Australia, and was closely modelled on the Royal Navy's nuclear submarine wharf at Faslane, Scotland, which had recently been completed.</p>

Date	Event
	<p>Figure 12: Three submarines alongside HMAS Platypus, 1982. The crane removed periscopes or masts from the submarine for maintenance or repair in the periscope tower. (Source: National Archives Australia, A6135 13)</p>
	<p>Figure 13: Five of Australia's six Oberon class submarines alongside HMAS Platypus, 1986 (Source: The Trade: a newsletter for the deep thinker, December 2005, p. 5 <www.navy.gov.au/publications/trade/dec05/index.html>)</p>
<p>Closure of HMAS Platypus</p>	
<p>1988</p>	<p>By 1987, the Australian government adopted a Two Ocean One Navy Policy which effectively divided the fleet between Western Australia and Sydney. About the same time, the decision was made to wind down the Oberon Class submarines and replace them with the new Collins Class. This class could not be accommodated at Neutral Bay, so the base was decommissioned when the last of the Oberon class was decommissioned in 1998.</p>
<p>1997-1999</p>	<p>The RANTE, now called the Missile and Torpedo Maintenance Establishment, was relocated to the RAN Armament Depot at Kingswood in 1997. The site was vacated by the Department of Defence in 1999.</p> <p>The Department of Defence embarked on plans to dispose of the site. In 1997 a development application (DA) for 95 dwellings, on the remainder of the Defence site, was lodged with North Sydney Council. The DA was approved by the Land and Environment Court, however, the DA consent lapsed and the development did not go ahead.</p>
<p>Transfer to Harbour Trust</p>	
<p>2005</p>	<p>The Commonwealth Government announced the handover of the site to the Sydney Harbour Federation Trust for the purpose of rehabilitating the site as a public park.</p>
<p>2009</p>	<p>Community Consultation and adoption of a Comprehensive Plan (vision for the site).</p>
<p>2010-2016</p>	<p>Remediation of Platypus site. The Remediation Project was carried out by the Harbour Trust from 2010-2016 in two stages.</p>
<p>2016</p>	<p>Community consultation and adoption of a detailed Management Plan for the place.</p>



2.2 Recent Physical Changes to the Place

Several changes have been made to the place since the CMP was written in 2008. As part of the long term scheme for the revitalisation the place, the Harbour Trust has already undertaken some works including:

- Remediation works to the site which resulted in the formation of the Northern Park and completion of the northern wharf
- Removal of intrusive accretions to the Retort House (Bldg 11)
- Demolition of the Administration Building (Bldg 8) and the Flammable Store (Bldg 7)
- Demolition of the southernmost 60 metres and northernmost 40 metres upper deck sections of the wharf as well as the Boatswain's Store (Bldg 16) on the southern end of the submarine wharf.

3. Heritage Status

The following heritage listings for Platypus apply:

Environmental Protection and Biodiversity Conservation (EPBC) Act 1999

Platypus **is not included** on the Commonwealth Heritage List.

The Commonwealth Heritage List, established under the *Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)*, comprises natural, Indigenous and historic heritage places which are either entirely within a Commonwealth area, or outside the Australian jurisdiction and owned or leased by the Commonwealth or a Commonwealth Authority; and which the Minister is satisfied have one or more Commonwealth Heritage values.

Regardless, Platypus has been identified as possessing potential Commonwealth Heritage values. These were identified as part of the preparation of the Conservation Management Plan for the place (Clive Lucas, Stapleton & Partners, 2008) and included a recommendation that the place should be nominated for inclusion on the Commonwealth Heritage List.

In addition, Platypus was included on the 'Interim List' for the Register of the National Estate (RNE) in 2004 when responsibility for the RNE was transferred from the former Australian Heritage Commission to the Australian Heritage Council. At that time, Platypus had been publicly proposed for entry in the Register. In 2012 all references to the RNE were removed from the *Environment*

Protection and Biodiversity Conservation Act 1999 (EPBC Act) and the *Australian Heritage Council Act 2003* and the RNE now serves only as a database of heritage places.

Regardless, RNE places can be protected under the EPBC Act if they are also included in another Commonwealth statutory heritage list, or are owned or leased by the Commonwealth, including sites such as Platypus. That is, RNE listed places, owned or leased by the Commonwealth, are protected from any action likely to have a significant impact on the environment, which includes a place's heritage values.

NSW Heritage Act 1977

Platypus **is not listed** on the State Heritage Register.

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

Platypus is identified as a 'Strategic Foreshore Site' however it is not on the *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005* heritage schedule.

North Sydney Local Environment Plan (LEP) 2013

Platypus **is listed as a heritage item** on the North Sydney Council *Local Environment Plan (LEP) 2013*, as "Gasworks remains, HMAS Platypus", 1 Kiara Close, North Sydney & 118-138 High Street, North Sydney, Item no. I0859, (SP 36253; Lot 1, DP 945479; Lot A, DP 109583).

Platypus is also located adjacent to the *Careening Cove Conservation Area (C10)* in the North Sydney LEP.

The subject site is also located within the vicinity of the following heritage items included on the North Sydney Council LEP:

- "Heatherlie", 116 High Street, Lot 1, DP 743085, Local, Item no. I0850
- Kesterton Park, High Street, Lots 1, 5 and 7-9, DP 12302; Lot A, DP 309671; Lot A, DP 396389, Item no. I0858
- Rockcliff Mansions, 144 High Street, Lots 0-7, 9, 10 and 12, SP 9768; Lots 13 and 14, SP 69157; Lot A, DP 309671, Item no. I0853
- House, 145 High Street, Lot 1, DP 340325, Item no. I0854
- House, 165 High Street, Lot 19, DP 12302, Item no. I0855
- "Newton", 11 Hipwood Street, Lot 1, DP 795137, Item no. I0856
- House, 9 Adderstone Avenue and 9B-9D Kiara Close, Lots 0-5, SP 57236, Item no. I0770

For a more detailed explanation of the statutory and non-statutory heritage constraints covering the place, refer to Chapter 5 (Constraints and Opportunities) in the CMP.

4. Significance Assessment

The CMP (2008) cites the following statement of significance for HMAS Platypus overall:

"HMAS Platypus is of historic significance for its former uses as a gasworks (1877-1932), RAN torpedo factory (1942-1997), and submarine base (1967-1999). Held in high regard for its contribution to Australia's efforts in World War II and in the establishment of the nation's first permanent submarine squadron, HMAS Platypus is associated with many achievements in engineering and defence work, including carrying out torpedo manufacture to an extraordinary level of precision and operating as the global headquarters for Australia's six Oberon-class submarines,

involving advanced technologies in communications and electronic warfare. Both uses served to establish Australia as an independent naval force within the region during and after World War II.

Although little fabric remains of the gasworks phase at the place, the site’s main aesthetic significance arises from works to the landform undertaken during the 19th century, resulting in a dramatic wall of sandstone rising vertically from the harbour. The Retort House, the only extant building relating to the 19th century phase of gasworking on the site, is a rare and potentially aesthetically significant building (though later accretions obscure views of its cast iron structure). The utilitarian World War II-era buildings which dominate the site and the place’s reliance on water access give HMAS Platypus a robust industrial character which is increasingly rare in Sydney Harbour.”

4.1 Grades of Significance

The CMP 2008 provided the grading of significance of the individual components of the place including buildings and site and landscape features. However, since the preparation of the CMP some buildings (Buildings 5, 7, 8 and 16) have been demolished, the Northern Park area has been formed following remediation of the site and the northern and southern ends of the Submarine Wharf (although recently the northern end of the wharf has been rebuilt).

The following diagram contained within the Management Plan, Platypus, North Sydney (2016) illustrates the grades of significance for the buildings currently on site and is based on the gradings providing in the CMP.

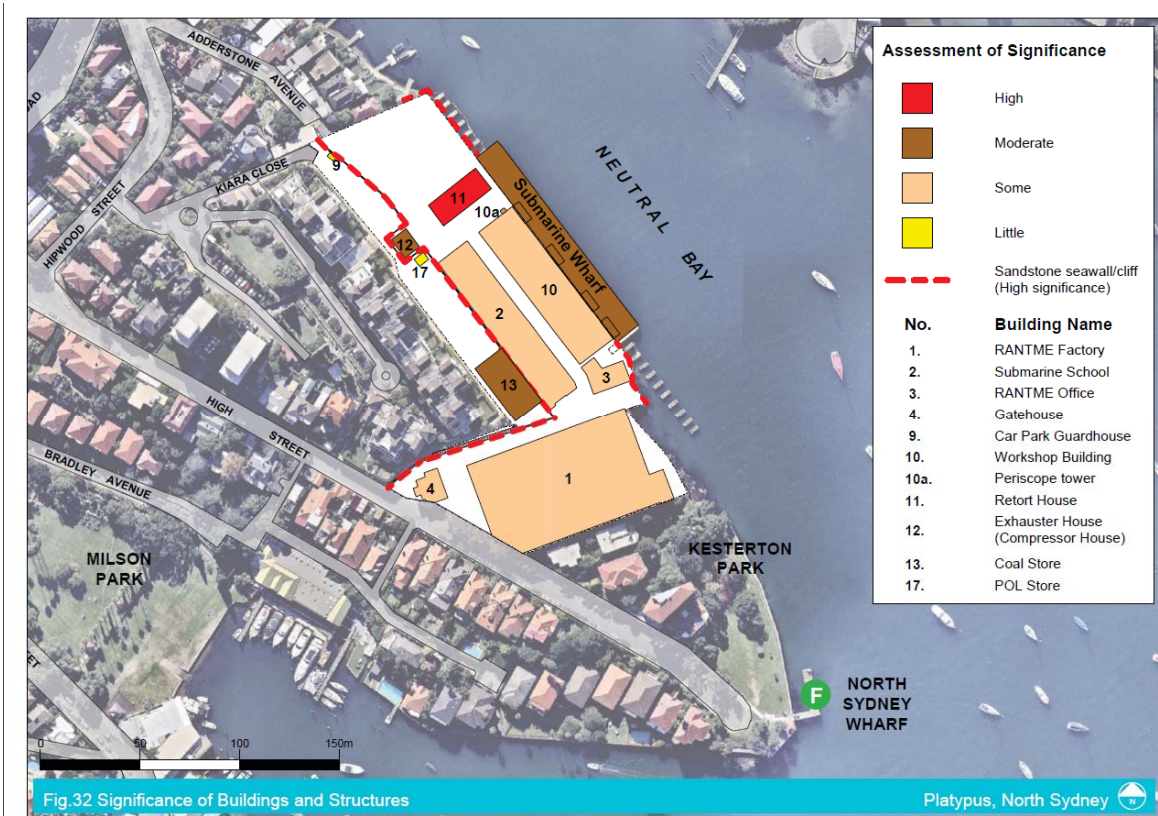


Figure 15: Significance ranking of components of the place (Source: Management Plan, Platypus, North Sydney, 2016; p. 44)

4.2 Discussion of Significance

The table below provides a precis of the significance of the individual buildings and site and landscape features that are the subject of this proposal. The statements of significance and rankings of significance have been extracted from the Inventory Sheets included in Appendix 4 of the CMP.



In some cases, the significance ranking of the components of the place undertaken in 2008 no longer apply due to the demolition of buildings and subsequent alterations to parts of the site. For the changed components of the place a re-assessment of the significance has been undertaken and is provided below.




In addition, the CMP provides a discussion of 'Character Precincts' and as the proposed works have the potential to impact on these identified precincts, a discussion of the significance of these precincts is also provided.

Finally, a summary of the historic archaeological potential of the place is provided.




An assessment of the potential impacts of the proposed works on the significance of the individual buildings, landscape features, character precincts and the archaeological potential of the place is provided below (see Assessment 2).




The following photographs of the site were taken by Ian Stapleton and Alice Stapleton in April and June 2017.




Item	Significance
Buildings	
<p data-bbox="236 1077 584 1111">RANTME Factory (Bldg. 1)</p>  <p data-bbox="236 1491 708 1547">Figure 16: West elevation of the RANTME Factory</p>  <p data-bbox="236 1872 746 1899">Figure 17: Internal view of RANTME Factory.</p>	<p data-bbox="802 1077 1449 1480">The RANTME Factory is of historical and social significance as one of the World War II-period buildings on the site which was purpose-built for the manufacture and maintenance of torpedoes, an aspect of Australia's war effort which is regarded as an important technological and engineering achievement. Representative of Defence facilities constructed at the beginning of the war, the RANTME Factory contributes the overall industrial character of the site, a character which is increasingly rare as aspects of Sydney's 'working harbour' are moved elsewhere.</p> <p data-bbox="802 1507 1406 1570">The CMP has ranked the building as having <i>Some Significance</i>.</p>

Item	Significance
<p data-bbox="237 192 580 226">Submarine School (Bldg. 2)</p>  <p data-bbox="237 658 740 770">Figure 18: View looking down onto the Submarine School sawtooth roof (foreground) with the FIMA Workshop building in the background.</p>	<p data-bbox="809 183 1449 584">The Submarine School is of historical and social significance as one of the World War II-period buildings on the site which was purpose-built for the manufacture and maintenance of torpedoes, and later converted for use as part of HMAS <i>Platypus</i>, the shore base for the first Australian Submarine Squadron. Representative of Defence facilities constructed at the beginning of the war, the Submarine School contributes the overall industrial character of the site, a character which is increasingly rare as aspects of Sydney's 'working harbour' are moved elsewhere.</p> <p data-bbox="809 595 1402 658">The CMP has ranked the building as having <i>Some Significance</i>.</p>
<p data-bbox="237 797 485 831">Gatehouse (Bldg. 4)</p>  <p data-bbox="237 1245 724 1308">Figure 19: The Gatehouse as seen from High Street.</p>  <p data-bbox="237 1715 735 1778">Figure 20: Gatehouse and entrance to the site from High Street.</p>	<p data-bbox="809 797 1449 1099">The High Street Gatehouse is of historical significance as one of the few extant buildings associated with the North Shore Gas Works which operated on the site between 1877 and 1932. Built in 1910, the gate house has symbolic significance as the primary entrance to the North Shore Gas Works and RAN Torpedo Establishment site, and demonstrates the changing uses of the site during the successive phases of its occupation.</p> <p data-bbox="809 1111 1402 1173">The CMP has ranked the building as having <i>Some Significance</i>.</p>




Item	Significance
<p data-bbox="237 219 638 253">Kiara Close Gatehouse (Bldg. 9)</p>  <p data-bbox="237 665 782 719">Figure 21: View of the Gatehouse Building (Bldg 9).</p>	<p data-bbox="809 219 1436 387">This building was a minor part of the construction works for the commissioning of the HMAS Platypus submarine base. Constructed in c.1966-67, the gatehouse assisted with vehicle access for officers and personnel attending the site for urgent work.</p> <p data-bbox="809 405 1445 506">It is of some historical significance for its role as part of the submarine base however it has little aesthetic significance.</p> <p data-bbox="809 524 1401 589">The CMP has ranked the building as having <i>Little Significance</i>.</p>
<p data-bbox="237 728 580 761">FIMA Workshop (Bldg. 10)</p>  <p data-bbox="237 1173 772 1238">Figure 22: East elevation of the FIMA Workshop building.</p>  <p data-bbox="237 1671 750 1736">Figure 23: The FIMA Platypus sign on the east elevation of the building.</p>  <p data-bbox="635 1783 764 2056">Figure 24: The former Periscope Tower located on the north elevation of the building</p>	<p data-bbox="809 728 1445 1131">The FIMA Building is of historical and social significance as one of the World War II-period buildings on the site which was purpose-built for the manufacture and maintenance of torpedoes, and later converted for use as part of HMAS <i>Platypus</i>, the shore base for the first Australian Submarine Squadron. Representative of Defence facilities constructed at the beginning of the war, the FIMA Building contributes to the overall industrial character of the site, a character which is increasingly rare as aspects of Sydney's 'working harbour' are moved elsewhere.</p> <p data-bbox="809 1149 1401 1214">The CMP has ranked the building as having <i>Some Significance</i>.</p> <p data-bbox="809 1232 1433 1332">The former Periscope tower remains on the northern elevation the building and is ranked as being of <i>Moderate significance</i>.</p>




Item	Significance
 <p data-bbox="240 658 767 719">Figure 25: Wall-mounted brackets for storage of masts within the building.</p>	
<p data-bbox="240 734 501 768">Coal Store (Bldg. 13)</p>  <p data-bbox="240 1182 751 1243">Figure 26: View of top of remnants of the Coal Stores.</p>	<p data-bbox="810 734 1445 1003">The Coal Store is of historical significance as one of the few extant buildings associated with the North Shore Gas Works which operated on the site between 1877 and 1932, and for its later use as an air raid shelter during World War II. Although only a fraction remains of the original two-storey structure, the Coal Store is of aesthetic significance for its massive sandstone construction and brick vaulting.</p> <p data-bbox="810 1021 1430 1088">The CMP has ranked the remains of the Coal Stores as having <i>Moderate Significance</i>.</p>
<p data-bbox="240 1256 592 1290">Submarine Wharf (Bldg. 14)</p>  <p data-bbox="240 1704 727 1794">Figure 27: Looking south along length of the Submarine Wharf, with the FIMA Workshop building.</p>	<p data-bbox="810 1256 1437 1659">The Submarine Wharf is of historical and social significance as the first concrete submarine wharf of its type to be constructed in Australia, purpose-built for the use of the site as HMAS <i>Platypus</i>, the shore base for the First Australian Submarine Squadron, and modelled closely on the wharf at the Faslane (UK) submarine wharf, demonstrating the continued close co-operation of the Royal Navy and the Royal Australian Navy. The wharf contributes the overall industrial character of the site, a character which is increasingly rare as aspects of Sydney's 'working harbour' are moved elsewhere.</p> <p data-bbox="810 1677 1430 1744">The CMP has ranked the wharf as having <i>Moderate Significance</i>.</p>



Item	Significance
Landscape and Site Features	
<p data-bbox="240 271 368 304"><i>Cliff Face</i></p>  <p data-bbox="240 898 756 954">Figure 28: View of cliff face at northern end of the place.</p>	<p data-bbox="810 271 1445 439">The vertical cut cliff face is a prominent visual feature dating from the use of the site for gasworks. Because of its high visibility and association with the 19th Century gas industry, the cliff face is ranked as an element of <i>High Significance</i>.</p>
<p data-bbox="240 967 421 1001"><i>Northern Park</i></p>  <p data-bbox="240 1402 756 1458">Figure 29: View looking north to the Northern Park with the Retort Building in the foreground.</p>  <p data-bbox="240 1888 756 1944">Figure 30: View of existing landscaped area at north of site with Retort House in background.</p>	<p data-bbox="810 967 1445 1301">Until recently the Northern Park precinct contained the 1967 HMAS <i>Platypus</i> Administration Building (Bldg 8) and the Battery Shop and Flammable Store (Building 7, also dated 1967). The Administration building also had a concrete framed lift tower on the west end. These buildings were ranked as having <i>Little Significance</i> in the CMP and have subsequently been demolished and remediation works have been conducted on the soil, with interpretative landscaping of <i>Little Significance</i> to the place as a whole.</p> <p data-bbox="810 1323 1417 1451">Any future works to this area should take into account the surrounding site features and buildings ranked of <i>High Significance</i> – such as the cliff face and the Retort House.</p>

Item	Significance
<p data-bbox="236 190 758 257"><i>Seawall and natural rock face at southern end of the place</i></p>  <p data-bbox="236 678 770 763">Figure 31: View of sea wall to the south of the Submarine Wharf with natural rock further to the south.</p>  <p data-bbox="236 1339 746 1400">Figure 32: Detail of northern side of Kesterton Park showing the natural rock of the foreshore.</p>	<p data-bbox="807 190 1444 392">According to the CMP, the seawall was built as part of the works to reclaim the foreshore in the 1890s. The seawall in this section of the place has been altered for maintenance and repair over the years and has been partly obscured by the concrete wharf. The rock face is part of the natural harbour foreshore.</p> <p data-bbox="807 409 1337 510">The seawall is considered to be of <i>Moderate Significance</i> and the rock shelf is of <i>High Significance</i>.</p>
<p data-bbox="236 1435 512 1469"><i>Upper Level Car Park</i></p>  <p data-bbox="236 1874 762 1935">Figure 33: Current view of the Upper Level Car Park looking north.</p>	<p data-bbox="807 1435 1444 1805">The upper car park was established at the time of the HMAS Platypus submarine base. Constructed in c.1966-67, the car park assisted with vehicle access for officers and personnel attending the site. It is also of some historical significance for its connection with the gas works, being the area where there were some small structures however now, as a bitumen covered surface with contemporary metal pipe and wire security fencing, this area has little aesthetic significance. The movable entry gates from Kiara Close are a recent addition to the site.</p> <p data-bbox="807 1823 1390 1890">The Upper Level Car Park is considered to be of <i>Little Significance</i>.</p>

Item	Significance
<p data-bbox="237 190 738 253"><i>Gatehouse Car Park and West Boundary Wall</i></p>  <p data-bbox="237 685 766 801">Figure 34: View looking northwest within the Gatehouse car park with the gatehouse and entry portico in the background and the boundary wall on the left of frame.</p>  <p data-bbox="237 1182 778 1299">Figure 35: View looking to the car park area with boundary wall, vehicular entry and entry portico. The Gatehouse is left of frame and the RANTME Factory building is seen in the background.</p>	<p data-bbox="809 190 1439 456">The Gatehouse car park area and west boundary wall were formed in the early 1940s as part of the adaptation works by the Department of Defence. At this time the ground floor level of the Gatehouse building was converted for use as a security check point and the car park area with wall and vehicular access and entry portico became the main access to the site for workers at the RANTME factory.</p> <p data-bbox="809 477 1428 607">Associated with the RAN period of use of Platypus, and contributing to the 1940s industrial character of the place, the Gatehouse car park, entry portico and boundary wall are of <i>Some significance</i>.</p>
<p data-bbox="237 1317 384 1344"><i>The Tunnel</i></p>  <p data-bbox="237 1910 766 1995">Figure 36: View of the tunnel showing 'sparrow pecked' stone walls. The tunnel is being supported throughout for stability.</p>	<p data-bbox="809 1317 1449 1509">Associated with the RAN Torpedo Factory phase of development of the place and probably constructed in the early 1940s, the tunnel links the Submarine School building with the RANTME Office Building (Bldg. 3) and travels under the 'Street Junction Precinct' (see below).</p> <p data-bbox="809 1529 1430 1592">The CMP has ranked the tunnel as having <i>Moderate Significance</i>.</p>

Item	Significance
Character Precincts	
<p data-bbox="236 241 539 275"><i>Street Junction Precinct</i></p>  <p data-bbox="236 678 772 736">Figure 37: View of Street Junction Precinct with Cutting Precinct behind.</p>  <p data-bbox="236 1317 772 1406">Figure 38: Existing bridge over the Cutting connecting the RANTME Factory with the upper car park, to be replaced.</p>	<p data-bbox="810 241 1426 477">The site opens up dramatically after the cutting and this precinct is defined by the walls of the adjacent buildings. This precinct has been identified in response to the existing circulation routes into and through the site and recognises that this space is the main orientation point for the site when entering from High Street.</p> <p data-bbox="810 495 1299 562">This precinct is considered to be of <i>Little Significance</i>.</p>
<p data-bbox="236 1444 443 1478"><i>Cutting Precinct</i></p>  <p data-bbox="236 1966 772 2024">Figure 39: Looking east down the Cutting entry into the site. The Gatehouse is on the right.</p>	<p data-bbox="810 1444 1426 1747">The Cutting Precinct is defined by the cutting made in the natural stone, the associated retaining walls and the northern face of the RANTME Factory Building. The dominant feature is the depth of the cutting in the natural rock, the walls of the cliff and the RANTME Factory Building rising sharply either side of the road. This configuration creates a dramatic enclosed entrance to the site from High Street.</p> <p data-bbox="810 1765 1299 1832">This Precinct is considered to be of <i>High Significance</i>.</p>

Item	Significance
<p data-bbox="240 192 480 226"><i>Coal Store Precinct</i></p>  <p data-bbox="240 604 783 689">Figure 40: View of east elevation of the Coal Stores where the proposed Cantilevered Walkway is to be located.</p>	<p data-bbox="810 183 1439 248">This precinct includes the remains of the Coal Stores and its adjacent setting.</p> <p data-bbox="810 253 1439 651">The strong tomb like character of the internal, relatively intact, remaining coal stores is the predominant feature of this precinct. The southern, eastern and western facades of the building are an important feature of the precinct as they are the only surviving remains of the original gasworks Coal Stores façade. The northern external wall and the roof of the Coal Stores are of some interest; the location and form of the coal chutes to the remaining northern store can be inferred in the rubble and the ancient looking appearance of the northern wall contributes to the tomb-like nature of the building.</p> <p data-bbox="810 689 1350 754">This precinct is considered to be of <i>Moderate significance</i>.</p>
<p data-bbox="240 797 544 831"><i>Sawtooth Street Precinct</i></p>  <p data-bbox="240 1433 767 1541">Figure 41: Looking south down the Sawtooth Street Precinct. The FIMA Workshop building is on the left and the Submarine School building is on the right.</p>	<p data-bbox="810 788 1433 891">This precinct is defined by the western façade of the FIMA building and the eastern façade of the HMAS <i>Platypus</i> Submarine School.</p> <p data-bbox="810 925 1439 1189">The predominant feature of this precinct is the strong repetition in the sawtooth roof profile of these buildings; this also gives a strong industrial character to the street. A feature of this precinct are the vistas through the street to the southern façade of the Retort House and through the Street Junction Precinct to the existing RANTME Factory Building restaurant entrance.</p> <p data-bbox="810 1227 1299 1292">This precinct is considered to be of <i>Some significance</i>.</p>
<p data-bbox="240 1559 432 1592"><i>Wharf Precinct</i></p>  <p data-bbox="240 1904 767 2007">Figure 42: Detail of view of the Wharf Precinct at Platypus as seen from the eastern foreshore of Neutral Bay.</p>	<p data-bbox="810 1550 1439 1814">This precinct is the area of the HMAS <i>Platypus</i> concrete wharf. The dominant features of this precinct include the wharf itself, the Boatswain's Store and all fixtures and fittings associated with the maintenance of the submarines. It is of particular interest that this wharf was specifically built to meet the requirements of the Oberon class submarines; the first submarine fleet of the Australian navy.</p> <p data-bbox="810 1852 1410 1955">A strong feature of the wharf is, by its very nature, the water and harbour setting as well as its unobstructed surface.</p> <p data-bbox="810 1989 1350 2054">This precinct is considered to be of <i>Moderate significance</i>.</p>

Item	Significance
<p data-bbox="240 226 448 255"><i>Seawall Precinct</i></p>  <p data-bbox="240 848 762 936">Figure 43: View looking northwards to sea wall and southern end of wharf with headstocks. The RAN Office building is visible in background.</p>  <p data-bbox="240 1391 772 1503">Figure 44: Detail of view of RAN Office building with seawall and headstocks on the waterfront. The RANTME Factory is seen left of frame.</p>	<p data-bbox="810 221 1433 450">This precinct includes the seawall where it is visible to the south east of the site and its adjacent harbour setting. The predominant feature of this precinct is that it is the only location on site where the early sea wall can be seen. The seawall, the location of the wharf and the topography of the site create an enclave in the harbour adjacent to this wall.</p> <p data-bbox="810 490 1426 584">A particular characteristic of this precinct is that the water is quite shallow here and the harbour bed is visible at low tide.</p> <p data-bbox="810 624 1299 685">This precinct is considered to be of <i>Some significance</i>.</p>

4.2.1 Archaeological Potential

The following information has been extracted from the *Platypus, North Sydney Management Plan* (2016) and from the assessment of Research/Technical Significance (Criteria C) contained within the CMP (2008).

Aboriginal Archaeology

The Cammeraygal (also referred to as Camaragal) clan occupied part of the north shore of Port Jackson. Their territory extended to the west of Bradleys Head and to the east of the Lane Cove district including the former HMAS Platypus site. Aboriginal people would have camped in sandstone caves on the harbour foreshore and fished in its waters. Roots and berries were obtained from native plants and possums and kangaroos were hunted.

In the early 19th century two Aboriginal names recorded for areas around Platypus were Wurru-birri for the western side of Kurraba Point and Wáyé Wáyé for the head of Careening Cove. Either of these

names may have extended to include Platypus, though the actual areas covered by these names were not recorded. Wurru-birri is probably the same name that is currently written Wirra-birra.

An Assessment of the *Aboriginal Site History of Platypus* (Rosemary Kerr, 2006) found that due to the significant industrial use and land disturbance at the site, no evidence has been found of Aboriginal habitation on or in the immediate vicinity of Platypus.

Historic Archaeology

At Platypus the archaeological resource is considered to be of *Moderate Significance*. This significance relates primarily to the former gasworks.

Platypus is considered to have *Moderate to Low archaeological potential*.

The archaeological resource is not associated with a particularly rare type of industrial site. However, the origins of Platypus are early (1870s) being the location of the third gasworks established in Sydney. Subsurface remains associated with the gasworks are likely to survive only partially intact and in situ. Although an important technological advance in its time, potential subsurface remains are not likely to demonstrate the utilisation of coal gas or other techniques that have not already been well documented.

As an archaeological feature, the sea wall has *Moderate Significance*. It is similar to and representative of sea walls that exist around the foreshores of Sydney Harbour and the Parramatta River and displays typical construction technologies.

5. The Proposal

The proposal forms part of the larger revitalisation scheme of the Platypus Site as a new waterfront public park including adaptive reuse and provision of public access as outlined in the *Management Plan Platypus North Sydney, 2016* (the Management Plan). The Harbour Trust's vision for the site is:

The Former HMAS Platypus site will be rehabilitated to provide a sequence of terraces, streets, squares and gardens for public enjoyment by the waterfront. The sequence of public spaces will culminate in an urban park that will provide greenery and shade as well as a place to appreciate the whole of the site's heritage. Management Plan Platypus North Sydney, 2016

To achieve this vision the Management Plan outlines the principal aims for the ongoing management of the Platypus Site, which are to:

- Create a **waterfront urban park**
- Protect, manage and interpret the site's **heritage values**
- Maximise **public access** to the site
- Revive the site with a **mix of new uses** that are compatible with the site's character and constraints
- Protect **local environment and amenity**

5.1 Documents Describing the Proposal

The proposed works are described in the following documents:

- *Platypus Renewal Project Schematic Design*, prepared by Aspect Studios and Lahznimmo Architects, dated July 2017

5.2 Summary of Proposal

In brief, the main components of the proposal include the following:

Gatehouse and Plaza

- Building 4 (Gatehouse) – improvement to building façade and internal refurbishment and adaptation works as 2 x 2 bed apartments including a change of use from office space to residential uses
- Introduction of benches and planter boxes and part demolition of wall facing High Street to create a public plaza including two (2) parking spaces for the Gatehouse residents (adjacent to Gatehouse)

Lifts, Stairs and Cliff Walk

- Construction of lift and stairs adjoining Building 2 (the Submarine School) with below ground connection to existing tunnel,
- Construction of a cantilevered walkway along the eastern elevation of the coal stores connecting to new lift and stairs and leading to Upper Level Car Park
- Construction of a new bridge to provide an accessible path of travel connecting Building 1 (RANTME Factory) to cantilevered walkway (includes demolition of the existing bridge).

New Arrival Square

- Landscaping to create a new public square with benches and plantings.
- Construction of stairs to link through to the “Cutting” (these works will follow demolition of Building 3 which is not part of this proposal)

Submarine Wharf and Kesterton Park Link

- Construction of composite timber and part fibreglass reinforced plastic (FRP) deck and metal balustrade connecting the Submarine Wharf to Kesterton Park (the Kesterton Park Link)
- Construction of metal and timber framed pontoon with gangways and kayak landing steps connected to the Kesterton Park Link
- Introduction of benches, shade structures and planter boxes to the Submarine Wharf promenade

Northern Park: Stairs and Children’s Play Facilities

- Construction of FRP multi-flight stair case and balustrade linking Upper Level Car Park and the Northern Park fixed to existing sandstone cutting face.
- Introduction of playground equipment, tables and bench seating, BBQs and landscaping to the Northern Park.

FIMA Workshop and Submarine School

- Building 2 (Submarine School) – modifications to external building fabric including penetrations for new windows and doors, new public toilets, base building refurbishment (services, toilets, basic lighting)
- Building 10 (FIMA Workshop) – Partial demolition of central bays of Building 10 to accommodate new courtyard linking the Laneway with the Submarine Wharf
- Building 10 (FIMA Workshop) – modifications to external building fabric including new awnings and penetrations for new windows and doors, base building refurbishment (services, toilets, bin store, basic lighting)
- Addition of air conditioning plant and equipment to roof level of Buildings 2 and 10
- Surface treatments and planter boxes to the Laneway (between Buildings 10 and 2)

Note: Base building fitout works in Buildings 2 and 10 are to facilitate future leasing of these spaces for as-yet unknown future uses. Any future uses would be consistent with the *Management Plan, Platypus, North Sydney* (2016) and be subject to a separate planning/approval process.

Carparking Provisions

- Adapt part of the RANTME Factory as a carpark for up to 30 vehicles (parking for construction vehicles only during works, casual public parking once works have been completed)
- Upgrade Upper Level Car Park including demolition of existing access gate and gatehouse and introduce new access control solution (lockable gate), safety barriers, handrails, line markings and bike racks (use of this carpark is generally for regular parking e.g. staff, regular clients) with some low level plantings in boxes.

Other Works

- Install site interpretation, wayfinding signs and statutory signage throughout
- Install low level lighting and power supply to new Kesterton Park Link, along the Submarine Wharf, throughout the Northern Park and new Arrival Square and Gateway Plaza
- Upgrade/install new security lighting poles and CCTV (to monitor Harbour Trust managed lands only) adjacent to entrances

Kesterton Park (Adjacent Lands)

- Minor works to connect the Kesterton Park Link to Kesterton Park



Figure 45: Extract from the Schematic Design plans showing location of the main components of the proposal being assessed as part of this report. Source: *Platypus Renewal Project Schematic Design*, July 2017, pg. 4

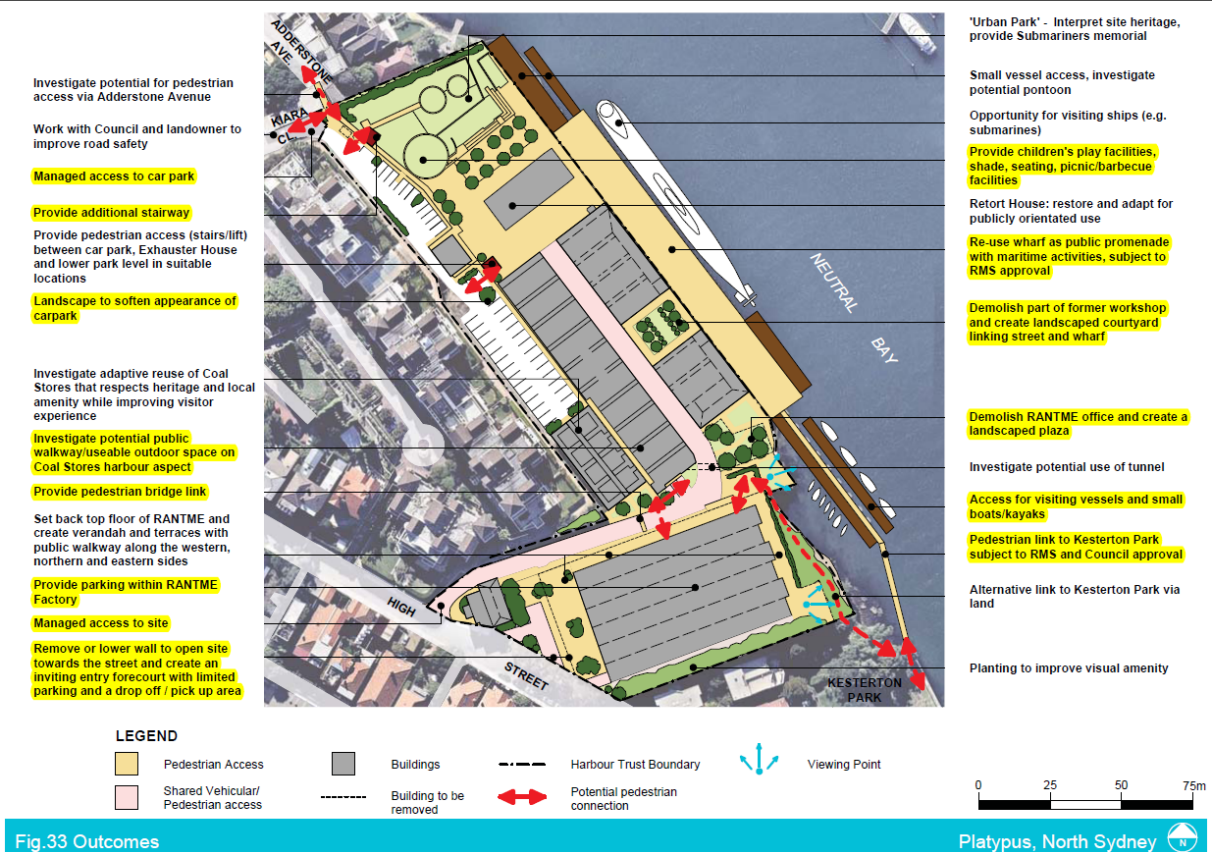


Figure 46: Extract from the Platypus Management Plan showing detailed outcomes for the site. Outcomes relevant to this proposal are highlighted in yellow. Source: *Platypus, North Sydney Management Plan* (2016), pg. 49

6. Heritage Impact Assessment

As the Platypus site is a Commonwealth-government owned place that was included on the Interim list of the Register of the National Estate (RNE) and has been identified as having potential Commonwealth Heritage values (as per the CMP), it is appropriate to manage the place in accordance with the *Commonwealth Heritage Management Principles* as set out in Schedule 7B of the *Environmental Protection & Biodiversity Conservation Regulations 2000*.

An appropriate assessment methodology is to consider the details of the proposal and to compare them with the recommendations of a properly prepared Conservation Management Plan (CMP) in order to determine whether any aspect of the proposal is not in accordance with the recommended policies (see Appendix A for copies of the conservation policies).

Finally, as Platypus forms part of the local listing for the former Gasworks site, and part of the works affect Keasterton Park, which is also listed as a local heritage item, the proposal will be further assessed against the general heritage provisions of the *North Sydney LEP* and *DCP* for consistency with these controls/policies and on the surrounding heritage items.

As such, the proposal will be assessed in three parts:

- Assessment 1:** Assessment against the Commonwealth Heritage Management Principles
- Assessment 2:** Assessment against the Statement of Significance for the place and the relevant conservation policies of the CMP
- Assessment 3:** Assessment on the potential impact of the proposal on items of heritage significance as per Clause 5.10 of the *North Sydney LEP* 2013.

6.1 Assessment 1: Environment Protection & Biodiversity Conservation Act

Under the EPBC Act, Australian Commonwealth Government agencies are required to ensure the ongoing protection of the Commonwealth heritage values of a place by following the guidelines of the *Commonwealth Heritage Management Principles* as set out in Schedule 7B of the *EPBC Regulations 2000*. The *Commonwealth Heritage Management Principles* provide a guiding framework for excellence in managing heritage properties. They set the standard and the scope for the way places should be managed in order to best protect heritage values for the generations ahead.

Although Platypus is not listed on the Commonwealth heritage list, as discussed above, it is appropriate that Platypus be assessed in accordance with the *Commonwealth Heritage Management Principles*, as per the following:

Commonwealth Heritage Management Principle	Comment
1. <i>The objective in managing Commonwealth Heritage places is to identify, protect, conserve, present and transmit, to all generations, their Commonwealth Heritage values.</i>	The potential Commonwealth Heritage values of Platypus have been identified and are to be protected and conserved in accordance with the Platypus CMP (2008). Refer to assessment against the conservation policies relevant to the place.
2. <i>The management of Commonwealth Heritage places should use the best available knowledge, skills and standards for those places, and include ongoing technical and community input to decisions and actions that may have a significant impact on Commonwealth Heritage values.</i>	Independent specialist heritage consultants (this firm) have been engaged to provide appropriate advice and an assessment of this proposal. As part of the development of the proposal, this firm has provided ongoing advice in relation to the conservation of the heritage values of Platypus. This Heritage Impact Assessment forms part of the requirements for meeting Principle 2.
3. <i>The management of Commonwealth Heritage places should respect all heritage values of the place and seek to integrate, where appropriate, any Commonwealth, state and territory and local government responsibilities for those places.</i>	The heritage values of Platypus have been identified in the Platypus CMP and have been taken into account within this Heritage Impact Assessment. The Planning Statement accompanying this application addresses the various Commonwealth, State and Local government responsibilities. Refer also to Section 6 Constraints and Opportunities within the CMP.
4. <i>The management of Commonwealth heritage places should ensure that their use and presentation is consistent with the conservation of their Commonwealth Heritage values.</i>	The potential Commonwealth Heritage Values for Platypus were established in the CMP by identifying the significance of the place. By assessing this proposal against the policies of the CMP, this report therefore recognises and is consistent with the Commonwealth Heritage Values for Platypus.
5. <i>The management of Commonwealth Heritage places should make timely and appropriate provision for community involvement, especially by people who:</i> <ul style="list-style-type: none"> • <i>have a particular interest in, or associations with, the place, and</i> • <i>may be affected by the management of the place.</i> 	Community consultation regarding the Harbour Trust's Management Plan for Platypus has been ongoing since 2008 and therefore the proposal is in accordance with this Principle.

Commonwealth Heritage Management Principle	Comment
<p>6. <i>Indigenous people are the primary source of information on the value of their heritage and the active participation of Indigenous people in identification, assessment and management is integral to the effective protection of Indigenous heritage values.</i></p>	<p>An Assessment of the Aboriginal Site History of Platypus (Rosemary Kerr, 2006) found that due to the significant industrial use and land disturbance at the site, no evidence has been (or is likely to be) found of Aboriginal habitation on or in the immediate vicinity of Platypus.</p> <p>As part of the preparation of the Management Plan, Platypus, North Sydney the Metropolitan Local Aboriginal Land Council (MLALC) were notified as a relevant stakeholder. Likewise, for this proposal, the MLALC will be directly notified of the proposed plans for the site as a relevant stakeholder.</p> <p>The proposal is in accordance with this principle.</p>

6.1. Assessment 2: Assessment against the Statement of Significance and the Conservation Policies

In this assessment aspects of the proposal will be compared to the Statement of Significance and the CMP policies, as follows. Refer to Appendix A for a copy of the conservation policies extracted from the (*former*) *HMAS Platypus Conservation Management Plan* (2008).

Proposal	Significance of Component	Compliance with Conservation Policies	Effect upon significance and comment
<i>Gatehouse and Plaza</i>			
Improvement to building façade and internal refurbishment and adaptation works as 2 x 2 bed apartments including a change of use from office space to residential uses.	The building is ranked of <i>Some Significance</i> in the CMP. Much of the original Federation detailing is lost however the surviving 1940s joinery is of <i>Some significance</i> .	Complies with Policies 2, 4, 8 and 56.	<p>The proposal involves reinstating the original use of the building as a residence and seeks to retain the majority of the exterior and interior fabric, the overall form and detailing and internal configuration of the Gatehouse Building. The proposal will have a positive impact on the significance of the place.</p> <p>The Inventory Sheet for the Gatehouse provides the following general conservation policy: “<i>Preference should be given to the retention of this fabric, but adaptation or removal should be allowed, if necessary for community amenity or commercial necessity, provided its removal would cause no damage to more significant fabric.</i>” The proposal complies with this general policy.</p> <p>The future detailing of the adaptation works should ensure the retention of the surviving original joinery (doors, windows, skirtings, cupboards etc) and the original room configurations.</p> <p>Efforts could also be made to restore the residences to their original detailing and room uses.</p>
Introduction of benches and planter boxes and part demolition of wall facing High Street to create a public plaza including two 2) parking spaces for the Gatehouse residents (adjacent to Gatehouse)	Gatehouse carpark and boundary wall are considered to be of <i>Some significance</i> .	Complies with Policies 1, 3, 4, 8 and 17.	The works involve adapting the existing car park area as a public plaza with carparking for the Gatehouse residents. The works involve the partial demolition of the wall facing High Street, allowing the place to be more accessible to the public and opening up views into the place. Although this wall defines the physical boundary of the place by lowering the height, it will continue to be interpreted as the boundary wall of the site and could be reconstructed in the future (if that was desired).

Proposal	Significance of Component	Compliance with Conservation Policies	Effect upon significance and comment
			<p>The works are minor and will not result in substantial changes to this area of the site.</p> <p>The proposal is considered to have negligible impacts on the significance of the place and is considered to be appropriate for the desired future use of the place.</p>
<i>Lifts, Stairs and Cliff Walk</i>			
<p>Construction of lift and stairs adjoining the Submarine School (Bldg. 2) with below ground connection to existing tunnel</p>	<p>The Submarine School is ranked as being of <i>Some significance</i>.</p> <p>The Street Junction Precinct is considered to be of <i>Little significance</i>.</p>	<p>Complies with Policies 1, 3, 4, 8, 12, 13 and 17.</p>	<p>The works are proposed to be located to the south of the Submarine School within the ‘Street Junction Precinct’. Given that this area is identified as a key orientation point for the site, it is appropriate that additional access pathways are introduced into this precinct by way of a lift and stair. The works will result in no physical impacts on the Submarine School building and will not result in negative impacts on the character of the ‘Street Junction Precinct’.</p> <p>The lift and stairs are capable of being designed in such a way that contributes or relates to the industrial character of this area of the place. Using shiny or reflective colours for the Lift and Stairs would be inappropriate given the character of the site.</p>
<p>Construction of a cantilevered walkway along the eastern elevation of the coal stores connecting to new lift and stairs and leading to Upper Level Car Park</p>	<p>The Coal Stores are one of the principal historic components of the place and are ranked as being of <i>Moderate significance</i>.</p> <p>The Coal Stores Precinct is considered to be of <i>Moderate significance</i>.</p>	<p>Complies with Policies 1, 3, 4, 8, 12 and 17.</p>	<p>The proposed cantilevered walkway involves the introduction of a new element to the east elevation of the Coal Stores, and as such there is the potential for some visual and physical impacts on the historic fabric of these early structures. The east elevation of the Coal Stores contains the remnants of the early tunnel structures (now bricked in) and are historically significant.</p> <p>As the majority of cantilevered walkway will be constructed against the cliff face just below the tunnel openings, these structures should remain open to view. In addition, the new element will not be clearly discernible from afar and is in keeping with the existing mix of structures (pipes, chimneys, balustrades etc.) already located in front of the cliff face.</p>

Proposal	Significance of Component	Compliance with Conservation Policies	Effect upon significance and comment
			<p>As the proposal involves providing additional public access to the place it is considered to have a positive impact on the significance of the place over all.</p> <p>However, as there is no detail design, a condition of approval has been recommended regarding openness and colour to minimise visual impacts.</p>
<p>Construction of a new bridge to provide an accessible path of travel connecting RANTME Factory (Building 1) to the proposed cantilevered walkway (includes demolition of the existing bridge).</p>	<p>The RANTME Factory building is ranked as being of <i>Some significance</i>.</p> <p>The Street Junction Precinct is considered to be of <i>Little significance</i>.</p>	<p>Complies with Policies 1, 3, 4, 8, 17 and 27.</p>	<p>A bridge over the Cutting connecting the RANTME Factory building to a small area below the Coal Stores is already in place (see Figure 38 above) and is to be replaced with a new bridge of similar detailing to provide an accessible path of travel to the new lift and stairs.</p> <p>The proposal forms part of the works to improve accessibility through the site and open the place up to the public and is therefore considered to have a positive impact on the heritage values of the place.</p> <p>However, shiny or reflective colours for the Bridge would be inappropriate given the character of the site and a condition of approval has been recommended regarding colour and materials to minimise visual impacts.</p>
<i>New Arrival Square</i>			
<p>Landscaping to create new public square with benches and plantings.</p> <p>Construction of stairs to link through to the 'Cutting' (these works will follow demolition of Building 3 which is not part of this proposal).</p>	<p>The Wharf Precinct is considered to be <i>Moderate significance</i>.</p> <p>The Seawall Precinct is considered to be of <i>Some significance</i>.</p> <p>The Street Junction Precinct is considered to be of <i>Little significance</i>.</p>	<p>Complies with Policies 1, 3, 4, 8, 12, 13, 17 and 56.</p>	<p>The proposal involves the creation of a new public square that supports the desired outcome for the place to be more accessible and open to the public. The works will result in linking three distinct precincts: the Wharf, the Seawall and the Street Junction precincts, with negligible impacts on the character of each separate area.</p> <p>Minor but acceptable impact on significance to allow better access to the waterfront and the Submarine Wharf and to improve the use of this part of the site.</p> <p>The proposed works are capable of being carried out in a way that enhances the maritime industrial character of the place and the fabric, detailing and design of the stair will need to be as open as possible and recessive in colour to minimise visual impacts.</p>

Proposal	Significance of Component	Compliance with Conservation Policies	Effect upon significance and comment
<i>Submarine Wharf and Kesterton Park Link</i>			
<p>Construction of composite timber and part fibreglass reinforced plastic (FRP) deck and metal balustrade connecting the Submarine Wharf to Kesterton Park (the Kesterton Park Link)</p> <p>Construction of metal and timber framed pontoon with gangways and kayak landing steps connected to the Kesterton Park Link</p>	<p>The Submarine Wharf is ranked as being of <i>Moderate significance</i>.</p> <p>The Seawall Precinct is considered to be of <i>Some significance</i>.</p>	<p>Complies with Policies 2, 3, 4, 8, 11, 12, 16, 17, 18, 25, 27, 28 and 59.</p>	<p>The proposed walkway link between the Submarine Wharf and Kesterton Park will be constructed utilising the existing headstocks to the south of the wharf and in front of the seawall and the natural rock face that defines the western foreshore in this area. The works will allow for pedestrian access from Kesterton Park to Platypus as well as recreational maritime uses of the site.</p> <p>The CMP identifies that the Submarine Wharf has some tolerance for change, however its robust working character should not be compromised and the proposed walkway with pontoon, gangways and kayak landing steps will not obscure the existing wharf nor alter its character.</p> <p>The configuration of the headstocks reflects the location of the original extent of the wharf and constructing the walkway on these structures will interpret the original length of the wharf (in part) and is considered to have a positive impact on the significance of the place.</p> <p>The walkway has the potential to impact on views of the seawall and rock face on the shoreline, however as the walkway will be constructed at a lower level than the existing wharf, views of the seawall and natural rock will not be unduly affected by the new structure.</p> <p>The walkway is capable of being simple in its design and materials and not detract from surroundings. The walkway will have a balustrading that is partly fibreglass reinforced plastic (FRP) (at its southern end) with more traditional composite timber post and rail balustrading leading up the submarine wharf (at its northern end). Where FRP is to be utilised, a light translucent colour will be selected, to mitigate any visual impacts and will be interspersed with open panels to minimise impacts on views past the walkway to the shoreline.</p>

Proposal	Significance of Component	Compliance with Conservation Policies	Effect upon significance and comment
			Overall, the proposal will have minimal impacts on the significance of the Submarine Wharf, the seawall and rock face of the shore and on Platypus as a whole.
Introduction of benches, shade structures and planter boxes to the Submarine Wharf promenade	The Submarine Wharf is ranked as being of <i>Moderate significance</i> .	Complies with Policies	<p>The proposal includes the introduction of ancillary structures to support the public use of this area of the place.</p> <p>The Inventory Sheet for the Submarine Wharf provides the following general conservation policy: “<i>Aim to retain most of the fabric. If adaptation is necessary, more changes can be made than would be possible for fabric of high significance but the same principles apply: minimise the changes, removal and obscuring of significant fabric and give preference to changes that are reversible. Insertion of services, lighting, bins, seats, etc. could take place in order to improve the area for public access. The plain concrete surface of the wharf should not be covered with new paving.</i>” The proposal complies with this general conservation policy.</p> <p>Benches and shade structures have the effect of softening the appearance and design of the wharf and obscuring the existing maritime/industrial character of the waterfront, however, as the works are reversible, non-permanent elements they will have only minor impacts on the significance of the place.</p> <p>All existing metal bollards and other ancillary features related to the maritime/industrial use of the wharf should be retained in situ and the plain concrete surface of the wharf should not be covered with new paving.</p>
Northern Park			
Construction of FRP multi-flight stair case and balustrade linking Upper Level Car Park and the Northern Park fixed to existing sandstone cutting face.	The cliff contributes to the dramatic harbour-scape of Neutral Bay and is ranked as being of <i>High Significance</i> .	Complies with Policies 1, 3, 4, 8, 17, 27, 29, 35, 47 and 56.	The proposed steel framed staircase is to be located at the northern end of the site fixed to the exposed rock face of the man-made cliff. The proposal will result in minor but acceptable impacts on the heritage values of the place in order to provide improved public access.

Proposal	Significance of Component	Compliance with Conservation Policies	Effect upon significance and comment
			<p>The cliff is a significant feature of the place and it retains evidence of the early use of the place as a gasworks. Although the staircase will need to be secured to the stone the intrusions into the rock will be relatively small and potentially no damage will be done overall to the cliff and subsequently to the significance of the cliff. Regardless, a condition of approval is recommended to ensure that evidence of the gas works period is not impacted on by the works.</p> <p>Despite the height, the overall bulk and scale of the stair will be small relative to the cliff and will not overwhelm the sheer size of the cliff face. A lightweight structure will further minimise visual impacts and the selected materials for the staircase and the footings will need to be as open as possible and recessive in colour and should relate to the industrial character of the site.</p>
Introduction of playground equipment, tables and bench seating, BBQs and landscaping to the Northern Park.	The Northern Park is considered to be of <i>Little significance</i> .	Complies with Policies 3, 8, 17, 28, 48 and 56.	<p>The Northern Park is the result of the site remediation works undertaken in c.2010. The existing landscaping is an interpretation of the former gas works layout of the site and the landscaping itself has no intrinsic significance to the place, although it does not detract from or compromise the significance of the place.</p> <p>Further landscaping including the introduction of playground equipment and other ancillary structures should not have any impact on the significance of the current landscaped area, providing measures are undertaken to protect the adjacent significant buildings, such as the Retort House (Bldg. 11) and are low in scale so as to not conceal views of the cliff face in the future.</p> <p>Playground equipment can be very colourful and may be highly visible in the broader landscape, however this is considered to be a minor but acceptable impact on the significance of the place in order to support the opening up of the site to the public and for the introduction of new, appropriate uses to this already much altered area.</p>
<i>FIMA Workshop and Submarine School</i>			

Proposal	Significance of Component	Compliance with Conservation Policies	Effect upon significance and comment
<p>Submarine School (Building 2) – modifications to external building fabric including penetrations for new windows and doors, new public toilets, base building refurbishment (services, toilets, basic lighting).</p>	<p>The Submarine School is ranked as being of <i>Some Significance</i>.</p> <p>The Sawtooth Street Precinct is considered to be of <i>Some significance</i>.</p>	<p>Complies with Policies 3, 4, 8, 28, 52.</p>	<p>The Submarine School is significant for its overall massing, the character of the building, the sawtooth roof form and the external wall treatment of brickwork and lightweight cladding. The building contributes to the industrial character of Platypus. The CMP identifies the building as being of robust structure with a high tolerance for change.</p> <p>The proposed upgrading of the building including new openings to external walls is appropriate for the proposed future use of the building. The overall form of the building with sawtooth roof is to be retained and will continue to define the western side of Sawtooth Street Precinct.</p> <p>Replacement of existing services and equipment is appropriate provided work is planned or carried out to minimise damage to significant fabric and concealed within buildings in spaces of lower significance or exterior services are located in inconspicuous positions and designed and finished to be self-effacing.</p> <p>The proposed works are considered appropriate and will have negligible impacts on the significance of Platypus and the Submarine School (Bldg. 2).</p>
<p>FIMA Workshop (Building 10) – Partial demolition of central bays of Building 10 to accommodate new courtyard linking the Laneway with the Submarine Wharf.</p>	<p>The FIMA Workshop is ranked as being of <i>Some Significance</i>.</p> <p>The Sawtooth Street Precinct is considered to be of <i>Some significance</i>.</p>	<p>Complies with Policies 3, 4, 8, 12, 28, 52.</p>	<p>The FIMA Workshop is significant for its overall massing, character of the building, sawtooth roof form, external wall treatment (brickwork and lightweight cladding), FIMA Platypus sign on the east façade and the wall-mounted brackets for storage of masts (internal).</p> <p>The CMP allows for adaptation and removal of some fabric to allow the building to be used for community amenity and commercial necessity and identifies the building as being of robust structure with a high tolerance for change.</p> <p>The proposal is considered to be appropriate and is capable of being carried out with minimal impacts on the significance of the building and of Platypus as a whole.</p>

Proposal	Significance of Component	Compliance with Conservation Policies	Effect upon significance and comment
			<p>Partly demolishing the building via the removal of the central bays of the building to accommodate a new courtyard link will alter the overall form of the building and therefore affect the significance of the building and interrupt the repetitive pattern of the sawtooth roof forms of the FIMA Workshop and the Submarine School as viewed from the Sawtooth Street Precinct.</p> <p>The proposal should retain as much of the building form as possible in order to interpret the original form. This could involve retaining the roof structure in part to both the east and west elevations to maintain the character of the building and the Sawtooth Street Precinct.</p> <p>The FIMA Platypus sign located on the east elevation is to be retained.</p>
<p>FIMA Workshop (Building 10) – modifications to external building fabric including new awnings and penetrations for new windows and doors, base building refurbishment (services, toilets, bin store, basic lighting).</p>	<p>As above.</p>	<p>Complies with Policies 3, 4, 8, 28, 52.</p>	<p>Replacement of existing services and equipment is appropriate provided work is planned or carried out to minimise damage to significant fabric and concealed within buildings in spaces of lower significance or exterior services are located in inconspicuous positions and designed and finished to be self-effacing.</p>
<p>Addition of air conditioning plant and equipment to roof level of Buildings 2 and 10</p>	<p>The FIMA Workshop is ranked as being of <i>Some Significance</i>.</p> <p>The Submarine School is ranked as being of <i>Some Significance</i>.</p>	<p>Complies with Policy 52.</p>	<p>Replacement of existing services and equipment is appropriate provided that work is planned or carried out to minimise damage to significant fabric and concealed within buildings in spaces of lower significance or exterior services are located in inconspicuous positions and designed and finished to be self-effacing.</p>
<p>Surface treatments and planter boxes to the Laneway (between Buildings 10 and 2)</p>	<p>The Sawtooth Street Precinct is considered to be of <i>Some significance</i>.</p>	<p>Complies with Policies 17 and 48.</p>	<p>The proposed works form part of the overall upgrading and adaptation works to support opening up Platypus to the public. The works to the Sawtooth Street Precinct will have negligible impacts on the significance of the place and considered to be appropriate.</p>

Proposal	Significance of Component	Compliance with Conservation Policies	Effect upon significance and comment
<i>Carparking Provisions</i>			
Adapt part of RANTME Factory as a carpark for up to 30 vehicles (parking for construction vehicles only during works, casual public parking once works have been completed)	The RANTME Building is ranked as being of <i>Some significance</i> .	Complies with Policies 3, 4, 8, 24, 28.	<p>The RANTME Factory is considered to be significant for its overall massing, the character of the building, external wall treatment and the openness within the building. The CMP identifies the building as being of robust character with a high tolerance for change.</p> <p>The proposal to adapt part of the RANTME Factory to a carpark is considered to be an appropriate use for the building, as the overall form and internal open spaces will be retained with little intrusion on the fabric of the building. The building will remain a prominent feature of the place.</p>
Upgrade Upper Level Car Park including demolition of existing access gate and gatehouse and introduce new access control solution (lockable gate), safety barriers, handrails, line markings and bike racks (use of this carpark is generally for regular parking e.g. staff, regular clients) with some low level plantings in boxes.	<p>The Upper Level Car Park is considered to be of <i>Little significance</i>.</p> <p>The Gatehouse is ranked as being of <i>Little significance</i>.</p>	Complies with Policies 4, 8 and 52.	<p>The upper car park was established at the time of the HMAS Platypus submarine base. It is also of some historical significance for its connection with the gas works, being the area where there were some small structures however now, as a bitumen covered surface with contemporary metal pipe and wire security fencing, this area has little aesthetic significance.</p> <p>The proposed works involve maintenance and upgrading works to the existing car park which are considered appropriate and will have no impacts on the significance of the place.</p> <p>The proposal also involves the demolition of the Gatehouse (Bldg. 9), a later addition to the site and ranked as being of Little significance. The removal of this building will have no impacts on the significance of the place.</p> <p>Care should be taken with lighting and any tall structures (fences, light poles etc) which may interfere with the setting of the place. See <i>Visual Impact Assessment</i>.</p>
<i>Other Works</i>			
Install site interpretation, wayfinding signs and statutory signage throughout.	N/A	Complies with Policies 16.	The introduction of a range of new signs throughout place forms part of the works to facilitate interpretation and public access to the site and will have a positive impact on the place.

Proposal	Significance of Component	Compliance with Conservation Policies	Effect upon significance and comment
Install low level lighting and power supply to new Kesterton Park Link, along the Submarine Wharf, throughout the Northern Park and new Arrival Square and Gateway Plaza	Refer to Section 3.2 above for significance rankings of the individual components of the place.	Complies with Policies 16 and 52.	The introduction of lighting throughout place forms part of the works to facilitate public access to the site and will have a positive impact on the place. Care should be taken with lighting, as this has the potential to impact on the setting of the place. See <i>Visual Impact Assessment</i> .
Upgrade/install new security lighting poles and CCTV (to monitor Harbour Trust managed lands only) adjacent to entrances	Refer to Section 3.2 above for significance rankings of the individual components of the place.	Complies with Policies 16 and 52.	The introduction of security services throughout place forms part of the works to facilitate public access to the site and will have a positive impact on the place.
<i>Kesterton Park (Adjacent Lands)</i>			
Minor works to connect the Kesterton Park Link to Kesterton Park.	Refer to Section 6.3: Assessment 3 below.	Complies with Policies 16 and 17.	No impact on subject site. Although Kesterton Park does not form part of Platypus the works are associated with the Kesterton Park Link which is being proposed to improve pedestrian access to Platypus from adjacent public spaces. See comments below for analysis of the potential impacts on Kesterton Park.
<i>Archaeological Potential</i>			
Various parts of the proposed works have the potential to impact on the historic archaeology of Platypus including: <ul style="list-style-type: none"> • The Northern Stair (footings and attachment to cliff face) • Cantilevered Walkway (attachment to east elevation of Coal Stores) 	At Platypus the archaeological resource is considered to be of <i>Moderate Significance</i> . This significance relates primarily to the former gasworks. Platypus is considered to have <i>Moderate to Low archaeological potential</i> .	Complies with Policy 33	The proposed works have the potential to have minor impacts on the historic archaeology of the place including the obscuring of marks and remnants of the early gas works surviving on the cliff face and the east elevation of the Coal Stores. However, the new stair and walkway are capable of being constructed in such a way that fixtures can be located away from any surviving evidence of the early gasworks phase of use in these areas.

6.2. Assessment 3: North Sydney Local Environmental Plan 2013

The following provides an assessment of the potential impacts on the heritage values of Kesterton Park as a result of the proposal, and for any heritage items within the immediate vicinity.

6.2.1. Platypus including Iora Apartments and Kiara Close

Platypus, the Iora Apartments, 1 Kiara Close and Kiara Close are listed together as a local heritage item under Schedule 5 of the *North Sydney Local Environmental Plan 2013*. They are listed as the “Gasworks Remains, HMAS Platypus North Sydney” (Item No. I0859). The Statement of Significance for the place is as per the following: “*Site of first Gas production on the North Shore and original site of only major competitor to the A.G.L. Company in Sydney. Physical remains are of technological interest.*” (NSW Heritage Inventory, Database No. 2180037).

North Sydney Local Environmental Plan 2013

The objectives of Clause 5.10 Heritage of the North Sydney LEP are as follows:

- (a) to conserve the environmental heritage of North Sydney,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

The proposed works to Platypus have been assessed above (see Assessments 1 and 2) and are considered to be appropriate and will result in minimal impacts on the heritage values of the place.

No works are proposed to Kiara Close or to the Iora Apartments. (Note: the Harbour Trust is exhibiting a concept for road safety improvements to Kiara Close, but these would be for implementation by North Sydney Council, subject to Council’s own approval process and in consultation with the landowners.)

North Sydney DCP 2013

The *North Sydney Development Control Plan* (DCP) 2013 provides policies to guide the development of heritage items.

DCP Guideline	Comments
Section 13.5 of the DCP provides the following relevant provisions for development of heritage items:	
<i>P1 Retain features (including landscape features) that contribute to the significance of the item.</i>	<u>Complies.</u> Works to Platypus will retain the principal components of the site including the coal stores, the retort building, the extractor building, the High Street gatehouse and the cliff face, which are all significant features of the place associated with the early history of the site as the North Sydney Gas Works.
<i>P4 Retain significant fabric, features or parts of the heritage item that represent key periods of the items history or development.</i>	<u>Complies.</u> See impact assessment against CMP policies for the Platypus above in Assessment Part 2.
<i>P6 All works are to be consistent with an adopted Conservation Management Plan/s where applicable.</i>	<u>Complies.</u> See impact assessment against CMP policies for the Platypus site above in Assessment Part 2.

6.2.2. Kesterton Park

An interface with the pedestrian link is proposed on the northern boundary of Kesterton Park allowing for better public access across the foreshore area. The impact on the heritage significance of the park, owned by North Sydney Council, should therefore be considered.

Kesterton Park was originally part of land that was originally granted as a Whaling allotment, taken up by Kemmis and Brown in 1830. The land was then acquired by Patrick Hayes circa 1870's and sandstone quarried and removed for building stone. The property was subsequently acquired by council and converted to public open space⁶. The Statement of Significance for Kesterton Park is as follows:

Main interest derived from evidence of quarrying activities in the late, nineteenth century, an action which was characteristic [Sic] of harbour peninsulas during the period. Thus provides indirect evidence of development and transport technologies of the period. A popular public open space with a spectacular aspect to the harbour. (NSW Heritage Inventory, No. 2181174)

The proposal will involve a connection of the pedestrian link to the northern end of the park. This area contains a sea wall and is currently fenced with the typical waterfront Council timber fencing seen throughout the North Sydney Local Government Area. Subject to liaison with North Sydney Council, there may be a need to install a footpath and balustrade to Kesterton Park (work by Council).



Figure 47: View of rock face and sea wall at the northern end of Kesterton Park looking north to Platypus.



Figure 48: View of northern end of Kesterton Park.

North Sydney Local Environmental Plan 2013

The proposed works to Kesterton Park have been considered in relation to the objectives of Cl. 5.10 Heritage of the North Sydney LEP (see above).

The proposed connection of the pedestrian link to the northern end of Kesterton Park are considered to be minor, are capable of being constructed in such a way that is reversible and will have minimal impacts on the significance of the park. The proposed works will have no impacts on the principal views of the park as seen from High Street or the waters of Neutral Bay to the east, northeast and southeast.

North Sydney DCP 2013

The North Sydney Development Control Plan (DCP) 2013 provides policies to guide the development of heritage items. Under the DCP, Kesterton Park is located within the “Neutral Neighbourhood” area and the guidelines for the Neutral Neighbourhood Area Character Statement applies for all development applications.

⁶ NSW Heritage Inventory Sheet for Kesterton Park.

DCP Guideline	Comment
Section 13.5 of the DCP provides the following relevant provisions for development of heritage items:	
<i>P1 Retain features (including landscape features) that contribute to the significance of the item.</i>	<u>Complies.</u> The proposal will provide improved access to Kesterton Park via the proposed link bridge, which should not impact on the natural rocks or seawalls on the northern point of the park. The proposal will not interfere with the stone cliffs to the west or south of the park. Any intrusions into the seawall and rock will need to be carefully considered so as not to damage the stone in this vicinity (and to be conditioned as part of any approval). The proposal may lead to greater foot traffic in the park. There are also some trees located on the northern end of the park which will need to be considered with the interface of the pedestrian link. Therefore, at this stage of the proposal, the impact of the works on the significance of Kesterton Park will be minimal and the proposal is seen as acceptable.
<i>P4 Retain significant fabric, features or parts of the heritage item that represent key periods of the items history or development.</i>	<u>Complies.</u> The proposal does not include the demolition of any existing fabric on the property.
<i>P6 All works are to be consistent with an adopted Conservation Management Plan/s where applicable.</i>	<u>Complies.</u> See impact assessment against CMP policies above in Assessment Part 2.
Section 13.12 Heritage in the Public Domain	
<i>P1 Proposed developments must give due consideration to the retention and enhancement of heritage items in the public domain.</i>	<u>Complies.</u> The proposal will not impact on the important elements of the Neutral Neighbourhood Character Area such as the remnant natural shoreline areas, natural outcrops of exposed rock and cliff faces. The proposed works encourage and allow for the enhanced use of the park.

6.2.3 Items within the Vicinity

As identified earlier, there are a number of items listed on the *North Sydney Council LEP* located in the immediate vicinity of the subject property.

As most of the proposed changes are located away from the street and will occur on the eastern side Platypus, orientated towards the waterfront, the proposal is considered to have negligible impacts on the heritage values of the heritage items in the vicinity for the following reasons:

- There will be no overshadowing or overlooking onto these properties
- Heritage curtilages will not be encroached upon; and
- The streetscape and row of terrace houses along High Street will retain their current pattern of development.

For potential impacts on available views from the adjacent residential properties, refer to the *Visual Impact Assessment* accompanying this application.

7. Conclusion

7.1 Generally

The proposed works to Platypus have been assessed (see Assessments 1, 2 and 3 above) and are considered to have minimal impacts on the heritage values of the place as a whole.

The proposed alterations to Platypus involve a number of alterations and additions upon the existing fabric of the place. The works are being proposed to reactivate the site through the provision of public open space with connections to adjacent public spaces, and the adaptation of buildings for a range of cultural, recreational, community and commercial uses. The proposed works are considered to meet the requirements of *Policy 16* of the CMP (2008) which states that in order to facilitate interpretation of the history and significance of the place: *public access to the site should be available and encouraged by the establishment of new uses on the site to draw people there.*

The changes have been carefully designed to avoid impacts to the most significant parts of the site, including the Retort House, the Coal Stores, the Cutting and the Cliff face.

The alterations to HMAS Platypus are capable of being carried out in a sympathetic manner and will not detract from the historical and architectural significance of the place.

The *Sydney Harbour Federation Trust Comprehensive Plan* (2003, as amended) provides a detailed vision for the future use and development of the Platypus site. This includes the following:

The Former HMAS Platypus site will be rehabilitated to provide a sequence of terraces, streets, squares and gardens for public enjoyment by the waterfront. The sequence of public spaces will culminate in an urban park that will provide greenery and shade as well as a place to appreciate the whole of the site's heritage.

The internal walks will link to existing open space and walks in the neighbourhood, adding to the succession of vantage points overlooking the harbour. Access through the site will be provided via terraces stepping down the hillside to the waterfront. Links between the terraces will be improved and new ones provided, which will make pedestrian access more direct and offer greater diversity and choice.

Access to the former Defence site is currently hidden and constrained. The access from High Street via the dramatic cutting will be made more inviting and opened up to reveal views of Neutral Bay. It will provide both pedestrian and vehicular access. The right of way via Kiara Close will be retained for access to the top terrace car park with a controlled access point at the entry to the former Platypus site. (SHFT Comprehensive Plan, Chapter 10a: Former HMAS Platypus Site, Neutral Bay, pg. 24)

As per the discussions above, the current proposal meets the overall vision for the rehabilitation of Platypus and will result in the provision of an open public waterfront space supporting a range of future new uses.

Likewise, the *Management Plan Platypus, North Sydney* (2016) outlines the aims in achieving the above vision for the Platypus site. These include:

- *Be consistent with Commonwealth Heritage management principles*
- *Establish Platypus as a place of public enjoyment by providing public spaces of high amenity*
- *Improve pedestrian links between the levels, to public transport and to surrounding areas*
- *Maximise opportunities for access to the foreshore*
- *Provide for water-based public access*

- *Realise the potential for easy access to and within the site including access for people with disabilities*
- *Increase public open space throughout the site*
- *Provide visitor facilities and amenities such as lookouts and children's play facilities*
- *Facilitate the adaptive re-use of the site and its buildings for a diverse mix of cultural, commercial and community uses*

Overall, the proposal for the Platypus site meets the above aims as outlined in the Management Plan for the place.

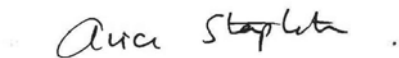
Consequently, in the view of this firm the proposal has minimal impact on the significance of the place and its locality and **is recommended** for approval, in relation to heritage considerations.

7.2 Suggested Conditions of Approval

The following conditions of approval are recommended should the Harbour Trust decide to approve this proposal:

1. Details of the following should be prepared for the following aspects of the proposal prior to the commencement of works:
 - a) Details and finishes of the adaptation works to the Gatehouse showing retention of the existing original joinery (doors, windows, skirtings, built-in cupboards etc.) where appropriate.
 - b) Materials, finishes and colours for all site and landscape features for the Arrivals Square of an appropriate character that enhance the maritime/industrial character of Platypus. Reference to *Policy 4* of the CMP 2008 is recommended.
 - c) Materials, finishes and colours for the Bridge, Cantilevered Walkway and Lift of an appropriate character that enhance the maritime/industrial character of Platypus. Reference to *Policy 4* of the CMP 2008 is recommended.
2. The proposed Kesterton Park Link walkway and any balustrade including the pontoon, gangways and kayak landing steps should be of an open design, of minimum practical height, allowing east-west views of the sea wall and natural rock shelves on shoreline to be largely maintained. Proposed colours are to be muted in tone and appropriate to a maritime environment. Bright colours for these works are not considered appropriate.
3. The proposed Cantilevered Walkway and any balustrading are to be of an open design and of minimum practical height, preserving views of the eastern elevation of the Coal Stores. Bright colours for these works are not considered appropriate.
4. The proposed landscape features for the Submarine Wharf promenade are to be marine/industrial in character and are not to overwhelm or detract from the existing character and features of the wharf, including retention of existing metal bollards and the plain concrete surface.
5. The design of the Proposed Northern Access Stair is to be of an open character to minimise obstruction of views to the cliff face behind. Materials and colours for the proposed stairs are to be muted in tone and industrial in character to ensure the stairs are not an obvious new feature in the landscape. Bright colours for these works are not considered appropriate.
6. The detail design of the Proposed Northern Access Stair and the Cantilevered Walkway is to include minimum fixing points to the cliff face and the east elevation of the Coal Stores so as to preserve any archaeological evidence surviving of the early gasworks period of use.

7. The selection of species for new plantings to the Northern Park are to take into account existing views of the cliff face of Platypus as seen from the east, north-east and south-east and are to be sited to avoid obscuring views of the Retort Building and the Exhauster House.
8. Proposed demolition works to the FIMA Workshop (Building 10) are to ensure the retention of as much of the building form as possible in order to retain an appreciation of the buildings' original length and form and including the prominent sawtooth roof form. The character of the Sawtooth Street Precinct is to be maintained.
9. The proposed new awnings to the east elevation of the FIMA Workshop (Building 10) are to be discreet, separate structures ensuring that they do not overwhelm the existing building and the original form and length of the building remains legible.
10. During any future works at the place, relics discovered by accident should be assessed by a qualified archaeologist and resources made available for the adequate recording and storage of the finds (as per *Policy 37* in the CMP, 2008).
11. A revised CMP for Platypus should be written, to update the significance and conservation policies to the current conditions of the place.



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Appendix A: Section 7. Conservation Policies, extract from *(former) HMAS Platypus Conservation Management Plan (2008)*

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APPENDIX A

Section 7: Conservation Policies, extract from (former) HMAS Platypus Conservation Management Plan (2008)

7 Conservation Policies

Considering the Statement of Significance for the place and the constraints and opportunities identified in Section 6, the following is a discussion leading to conservation policies and guidelines appropriate to the place.

7.1 Background to the Conservation Policies

A conservation management plan should provide a clear set of policies derived from an understanding of the place in order to guide the future care of the place.

Conservation policies appropriate to the place can be developed in the areas of:

- treatment of the fabric
- interpretation of the place
- use of the place
- intervention in the fabric identified to be conserved
- adaptation of the fabric identified to be conserved
- additions, new buildings and other new features
- conservation procedures and practice
- adoption and review of conservation policies

Such policies can operate at the level of the whole of the place, at the level of precincts or areas within the place and at the level of individual buildings, contents, vegetation and other site features.

In this case, general policies for the place are included below and more detailed policies are included for each element in the accompanying inventory sheets.

Not all these policies will necessarily be achievable in a management plan for the place when other external matters, for instance the owner's finances, are taken into account.

Many of the words used below have special meanings defined by the Australia ICOMOS *Burra Charter* (see Appendices). Note, in particular, the defined meaning of 'compatible use'.

7.2 General Policies for the Place as a Whole

7.2.1 Conservation Approach

The HMAS *Platypus* site has an interesting history encompassing several important periods of use (gasworks, wartime torpedo factory, post-war submarine base). The character of the place is evocative of its history, as well as being of interest in its own right. It is the character and historical associations that are worth preserving, rather than all parts of the fabric of the place.

The site contains one building with fabric of particular interest and significance: the former Retort House. It is a rare example of a prefabricated iron construction and is of intrinsic technical interest. With careful treatment, this building would be an elegant and powerful reminder of the gas works period of use.

The rest of the buildings on the site are of lesser significance. They have either been compromised by alterations (Exhauster House, Gatehouse) or are utilitarian structures typical of many other industrial or institutional sites. It is the overall ensemble, which comprises the heritage value of HMAS *Platypus*, rather than the significance of many of the individual elements.

As long as the character of the place kept, it is revitalised by new uses and the place interpreted, changes could be made to the fabric, and some new elements introduced, without detracting from its heritage value. Such an approach requires judgement, and is only feasible while the site is under the management of an authority, such as the Sydney Harbour Federation Trust, operating under a charter which includes conservation as one of its primary objectives. This approach is more fully defined in the policies provided below.

Policy 1: The character and significance of HMAS *Platypus* should be conserved, and the history and associations of the place respected.

Policy 2: The history of the place as a gas works (1877-1932), torpedo factory (1942-1999) and submarine base (1967-1999) should be interpreted to the public.

Policy 3: The site should be made accessible to the public and brought back into use for any educational, maritime, commercial or recreational purposes that are compatible with its significance.

Policy 4: Changes to the fabric of a sympathetic scale and type are appropriate in order that its use continue to evolve within the spirit of the place as defined in the statement of significance. The existing palette of building forms and materials of brick, concrete, steel cladding should continue to be used. The use of sandstone is unique to the early period of the site and this should not be confused by the introduction of new stonework.

7.2.2 Defining the Place

For clarity and planning purposes the extent of the place and its setting should be clearly defined. In this case the legal boundaries do not include the wharf, seawall or waterfront precincts, so an appropriate definition of 'the place' includes the legal boundary *as well as* these structures.

Policy 5: The place defined as shown on Figure 1. 2 and should include the adjacent marine structures, such as the submarine wharf, and seawall.

As discussed above in Section 4, the place is considered to possess sufficient heritage value to warrant inclusion on the Commonwealth Heritage List. This assessment is supported by the inclusion of the place on the North Sydney Council Local Environmental Plan heritage schedule. For clarity and planning purposes, the heritage value of HMAS *Platypus* should be recognised by nominating it for consideration on the Commonwealth Heritage List.

Policy 6: HMAS *Platypus* should be nominated for inclusion on the Commonwealth Heritage List. A copy of this Conservation Management Plan could be submitted as supporting documentation for the nomination.

7.2.3 Conservation of the Fabric

The most significant fabric should be preserved and conserved in accordance with recognised conservation principles and procedures, such as those included in the Australia ICOMOS *Burra Charter*. Conservation actions include maintenance, preservation and interpretation. Restoration and reconstruction may be undertaken where appropriate as a means of interpretation. Adaptation is another type of conservation activity, which means modifying a place to suit compatible uses.

Not all of the fabric is of such significance so as to warrant conservation as defined by the *Burra Charter*.

In the case of HMAS *Platypus*, any fabric which contributes substantially to the character of the place and is central to its history is considered of high or moderate significance and should be conserved. Other fabric, although significant as part of the history of the place, could be altered more substantially provided its significance is addressed in other ways and new work is sympathetic to the spirit of the place.

Policy 7: Use the statement of significance as the basis to guide future work at the place.

The more significant an element, relationship, space or site feature, the more care should be exercised in planning work that may affect it; so that the work will not reduce, and may reinforce, its significance.

Policy 8: Treat fabric (including site features) according to different levels of significance as identified in Section 5.2 as follows:

High Significance	Aim to retain all the fabric. If adaptation is necessary for the continued use of the place, minimise the changes, removal and obscuring of significant fabric and give preference to changes that are reversible.
Moderate Significance	Aim to retain most of the fabric. If adaptation is necessary, more changes can be made than would be possible for fabric of high significance but the same principles apply.
Some Significance	Preference should be given to the retention of this fabric, but adaptation or removal should be allowed, if necessary for community amenity or commercial necessity, provided its removal would cause no damage to more significant fabric
Little Significance	Fabric of little significance may be retained or removed, whilst minimising damage to adjacent fabric of significance.
Intrusive	Intrusive fabric should be removed or altered to reduce intrusion, whilst minimising damage to adjacent fabric of significance.

Note: Refer to the accompanying inventory sheets for each element of the place for further guidelines for the treatment of the fabric

Fabric of Unknown Age

In the physical survey for this report it has not been possible to determine the age and history of all components of the place. Care should be taken that items of unknown age and importance are not inadvertently damaged.

Policy 9: Where the age of a component is uncertain, further investigate the component by documentary and physical research prior to carrying out work or removal.

Maintenance

While any significant fabric is in existence it should be maintained, which means continuous protective care. Fabric reconstructed in accordance with conservation guidelines should also be maintained.

Policy 10: While in existence, the following fabric should be maintained:

- all significant fabric (see above identification)
- all fabric reconstructed (in the future) in accordance with these policies.

Note: Refer to the accompanying inventory sheets for each element of the place for further guidelines for the maintenance of that element.

Views

Although not strictly fabric, the views to and from the place and views within the place that are defined by fabric can be identified as contributing to the significance of the place and should be either protected from change or re-established.

As the place is evocative of the working harbour and views of the site allow this to be appreciated, identified views to the place should be preserved. Vistas within the site also contribute to an appreciation of its character. The important views are identified in Figure 3.51.

Policy 11: All the views shown in Figure 3. 51 should be conserved.

Precinct Character

The character of the precincts identified in Section 3.3 of this report contribute to the significance of the place. They are defined in the main by the existing buildings. Some of these buildings are not of sufficient significance to demand their retention but, while the relevant buildings do remain, the precinct character should be protected from change.

Policy 12: While the buildings that enclose the precincts remain, the identified character of each precinct should be conserved.

7.2.4 Interpretation of the Place

As the place is of cultural significance, the opportunities to interpret it to visitors should be thoroughly addressed.

Information about the importance of the place can be conveyed through a range of interpretive devices, including introduced signs, displays, pamphlets, restoration or reconstruction works to the fabric, and through the organisation and nature of uses at the place.

Policy 13: The significance of the place should be interpreted to the public. The main interpretive messages should include:

- The role of the remaining site features from the gas works operation in the production and distribution of town gas.
- The site's function during World War II in support of the war effort i.e. torpedo manufacture and maintenance.
- The post-war role of HMAS *Platypus* as the first national base for the Australian Submarine Squadron and the continuing work of the torpedo establishment after the war.
- The site's enduring connection with Neutral Bay and the focus of its historical uses towards the waterfront.
- The place's robust industrial character and functions.

There was a strong functional link between HMAS *Platypus* and Cockatoo Island during and after World War II. During the war, embarkation of torpedoes took place in Naval waters off Cockatoo Island. Between 1967 and 1999 the Oberon class submarines were refitted at Cockatoo Island.

Policy 14: The wartime and post-war functional link between HMAS *Platypus* and Cockatoo Island should be recognised in any guided tours of naval sites in the harbour.

Policy 15: Oral history from former submariners, naval personnel and civilians who worked at the site should be collected as a means of enhancing the interest and interpretation of the place. This should be done as soon as possible while the people involved are still able to contribute their stories.

In order to tell the site's story it is important that people are allowed and encouraged to visit it. The best way to do this is to allow access and develop viable new uses for the site that will draw a variety of users to it at different times for different activities.

Policy 16: To facilitate the above interpretation, public access to the site should be available and encouraged by the establishment of new uses on the site to draw people there.

Permeability

Historically, due to the need for security, access to and from the site was restricted; but this must change to some extent if it is to be opened up to public use. Permeability to and from the site should be maximised. The two site entrances from High Street and Kiara Close should be made more inviting and connections should be established for pedestrian access to Kesterton Park and, if possible to Anderson Park. Access should also be provided for vehicles from High Street but parking and site vehicular movements should be managed carefully so as not to compromise the enjoyment of the site. No doubt the new uses that are found for the site will involve the need for their own security (eg from vandalism) and this will need to be balanced with the aim for public access.

Policy 17: Maximise permeability of the site for pedestrian access to and from other public spaces while allowing reasonable security for new uses. Allow controlled vehicular access and parking on site.

The Waterfront

The waterfront connection is the *raison d'être* for the site's historical uses. This is where coal supplies arrived and this was the focus of activity for the torpedo factory and submarine base. The coming and going of vessels was an essential activity which contributed greatly to the industrial, and later naval, character of the site.

Access should be provided to the site for boating but the wharf should not be overwhelmed by pleasure craft and marina structures as this would obscure its historical associations. Maritime and light industrial uses should be encouraged because these would be compatible with the site's industrial character and history.

Policy 18: Enhance waterside activity by allowing boats to use the wharf. Encourage light industrial maritime uses. Floating structures should be allowed only within the area shown as the Wharf Precinct (see Figure 3. 29).

Site Name

The place is still known as HMAS *Platypus* and is most strongly associated in the public's mind with its immediate past use as a submarine base. This important association should be continued somehow in the name of the site.

Policy 19: The name of the site should refer to its post-war use as a submarine base.

Restoration/Reconstruction Works

One way to interpret the place is to carry out selected restoration and reconstruction works. These terms are defined in the Burra Charter.

At HMAS *Platypus*, the former Retort House has great potential to explain the gas works period of the site's history and to enhance the architectural character of the place. If its original cast iron structure were revealed externally in a way that refers to its early treatment, this would add greatly to the appreciation of its aesthetic significance and history.

Policy 20: The Retort House is potentially the most attractive building on the site and is essential to the understanding of the place. It should be reconstructed and revealed in its early form. Its external cladding and fenestration should be based on the evidence of its early form provided by the existing fabric, early photographs, drawings and other documentary evidence.

Policy 21: Access should be provided to the interior of the Retort House in order to fully appreciate its prefabricated structure.

The Exhauster House and Coal Stores could also help to interpret the gas works operation and require little reconstruction in order to do this, apart from whatever repair and decontamination are necessary for safe occupation and use. Nevertheless, the Exhauster House's appearance would be improved if its original roof form were reconstructed. The World War II period buildings similarly require no reconstruction or restoration but would add to the story of the site if retained and adaptively reused.

Policy 22: Where other buildings of Moderate or Some significance are retained and adaptively reused, interpret their roles during the period of the site with which they are most strongly associated.

Policy 23: If the Exhauster House roof is changed in the future, the roof form should be based on the original one as shown in photographic evidence.

Note: Refer to the accompanying inventory sheets for each element of the place for further guidelines for the interpretation of that element.

7.2.5 Use of the Place

Historical and New Uses

In order to promote and increase public access to the site, the Trust envisages that new pedestrian links will be made to surrounding streets and public parks. It is hoped that people will be able to walk through the site to reach Kesterton Park as well as enjoy the spaces within the site.

New uses need to be found for the buildings on the site because it is necessary to generate income to cover the costs of remediation, adaptive reuse and ongoing management, as well as to revitalise the place.

New uses that involve minimum change to significant elements, and respect the associations and meanings embodied in the place (compatible uses) are preferable. In addition, uses which take advantage of the existing character of the various components of the place or which could be housed in components of sympathetic character should be preferred.

Throughout its history the site has been occupied by industrial and institutional users under the control of one organisation at a time.¹ In the future it is not imperative that the whole site be used by one organisation but it would be acceptable, provided some public access and interpretation is included. A light industrial and \ or maritime function would be preferable to retain the “working character” of the place and make sensible use of the buildings. Users who can take advantage of the large spaces and robust buildings should be preferred.

Museum uses are acceptable, especially if they have a maritime theme (e.g. Sydney Maritime Museum) or are linked to the history of torpedos and submarines. However the place should not become a repository for stray maritime or nautical related objects or craft.

A mix of commercial and community uses would also be acceptable provided they are in accordance with the remainder of these policies and do not involve a dramatic change in the character of the site.

Policy 24 Find new uses for the buildings on the site to generate income for ongoing management and to revitalise the place.

Policy 25: Light industrial or maritime uses would be the first choice. Preferably they would be of a scale that can use the spaces available without further subdivision and still allow public access and interpretation elsewhere on the site.

Policy 26: The second preference would be for a mix of uses including maritime museum use, community and commercial functions.

Policy 27: In finding new uses for the site care should be taken not to ‘sanitise’ the industrial working character of the place. It is important that the scale and patina of the place be kept.

¹ The site was divided between two different branches of the RAN after World War II but they were closely related.

Adaptation for Compatible Uses

At most heritage places, some adaptation is appropriate if it is to accommodate compatible uses (see Burra Charter definition).

Policy 28: Adaptation of significant fabric to facilitate new compatible uses is appropriate, if it is in accordance with guidelines provided for each element in the inventory sheets.

Note: Refer to the accompanying inventory sheets for each element of the place for further guidelines for the adaptation of the fabric of that element.

Organisation of the Uses at Place

The circulation pattern and uses of parts of the place should be arranged so as to involve the least intervention in the fabric.

Policy 29: The use of the place should be organised in a way that allows the conservation of the fabric in accordance with the policy for the Treatment of the Fabric. The following implications of change should be considered:

- the effect of structural loadings
- the effect of statutory requirements
- the effect of service installations
- the effect of providing access for people with disabilities.

Note: Refer to the accompanying inventory sheets for each element of the place for further guidelines for the use of that element.

7.2.6 Intervention in the Fabric

The following archaeological policies relate to the identification and grading of archaeological significance, constraints upon conservation arising from the site contamination, the associated impacts of the proposed remediation upon the heritage values, and the measures for mitigating the impacts of site remediation.

Policy 30: With the exception of the northwest portion of the site and where practicable, archaeological remains should remain undisturbed. Capping much of the site, for example, will allow part of the archaeological resource to be preserved.

Policy 31: The archaeological resource should not prevent the removal of contaminated deposits where this removal is deemed necessary.

Policy 32: Only subsurface deposits, artefacts, features, structural remains and other relics exposed at the site that are considered to be of high archaeological significance should be recorded, analysed and interpreted by a professional historical archaeologist.

Policy 33: Relocation, construction and future uses should be considered which involve minimal ground disturbance, except in those areas where contaminated deposits are to be removed.

Policy 34: Repair and maintenance of the seawall is a part of the development of this item and is necessary for its structural and functional integrity.

Policy 35: Items such as the seawall, cliff face and tunnels within the Coal Stores should be sealed or treated to allow health risk free interpretation of the site by the visiting public.

Policy 36: The industrial archaeology of the place should be included in the interpretation of the site.

The site as a whole is considered to have moderate archaeological potential. The following policies apply to any accidental discovery of relics:

Policy 37: During any future works at the place, relics discovered by accident should be assessed by a qualified archaeologist and resources made available for the adequate recording and storage of the finds.

Policy 38: Should the relics be of high archaeological significance then resources should be made available for additional research, archaeological excavation, and the detailed recording of the finds by a qualified archaeologist.

Some areas of the site have been identified as being of high archaeological potential. The following policy sets out the methodology for general on-site excavation, should this be carried out. (See also the Risks and Precautionary Measures for Archaeological Work in the Appendices.)

Policy 39: Should the excavation of contaminated deposits result in the removal of archaeological remains of high significance then these remains should be recorded only with strict occupational health and safety measures in place.

Policy 40: Excavation works in Zone I should be carried out by machine using a flat bladed bucket under the direction of an historical archaeologist. Extensive hand excavation should not take place given the contaminated nature of this site. Zone I is considered to be of high archaeological potential and significance as shown in Figure 3. 37.

Policy 41: Zones II and III are considered to be of moderate or low archaeological potential or significance and works in these areas do not require monitoring by an archaeologist. Refer to in Figure 3. 37.

Policy 42: If any equipment or evidence of equipment associated with the Retort House is discovered, then the opportunity to examine and record this material should be provided.

Policy 43: Sufficient time should be given to the archaeologist to plan and photograph the area including the recording of any structural remains, features, artefacts, deposits or other subsurface remains in situ that may have been exposed.

Policy 44: Artefacts should be collected, washed and interpreted by the archaeologist, who will then make suggestions for their appropriate storage and display.

Policy 45: Personnel participating in works in archaeologically sensitive areas are to be briefed by the archaeologist on the requirements presented in the relevant legislation in relation to archaeological relics. At this briefing the background of the history of the site, the surface archaeological resource and possible sub surface remains will be discussed.

Policy 46: Copies to of an excavation report should be forwarded to the NSW Department of Planning (Heritage Office).

Landform

Intervention in the landform of the place may become necessary for adaptive reuse of the site but the cliff, cutting and niches carved in the site for the gasworks should be left as intact as possible along with the iron brackets, pipes, signs and other evidence of the former uses.

Policy 47: Allow some intervention in the landform, cliff face and cuttings, only if necessary for the adaptive reuse of the site, otherwise consistent with these policies. The temptation to tidy up the cliff face should be resisted.

Policy 48: Excavations and adjustments of the remainder of the landform are appropriate only for the construction of buildings and other features introduced in accordance with the remainder of these guidelines or if necessary for remediation of contaminated material.

Note: Refer to the accompanying inventory sheets for each element of the place for further guidelines for the intervention in the fabric of that element.

Site Remediation

Contaminated material needs to be removed from the northern end of the site and the Sydney Harbour Federation Trust is developing a remediation strategy.² This is likely to involve the removal of buildings 7 and 8 (Battery Shop and Administration Block). It is also possible that below ground contamination will need to be removed in the vicinity of the Retort House. A previous report recommended the dismantling and re-erection of the Retort House elsewhere on the site.³ It should be noted, however, that this building, although prefabricated, has substantial stone base walls and any relocation would inevitably result in loss of significance. Since the Retort House was originally a clear span space and the later partitions and floors are of far lesser significance than the envelope, it would be preferable to keep the structure in situ and remove contaminated material from around and inside it. Details for underpinning are provided in the appendices.

Policy 49: If remediation is needed of the sub-surface deposits around and inside the Retort Building, this should be carried out keeping the building structure in situ. This may involve taking up the floor and shoring the walls.

Intervention for Structural, Service, Statutory and Hazardous Materials Reasons

The pressure to make changes (interventions) for many practical reasons, such as maintenance, access and improving of services, will always exist. Generally, it is desirable for such work to take place in buildings and spaces of lesser significance to the greatest extent possible.

In many cases some detracting intervention is unavoidable. This may include work to improve the structural soundness of a building, to replace existing services, or to meet statutory requirements.

Policy 50: Unavoidable intervention should be located in areas of lesser cultural significance in preference to those of higher cultural significance.

Policy 51: Adaptation of significant fabric to prevent structural failure of existing fabric is appropriate, provided alteration of significant fabric is minimised.

² Sydney Harbour Federation Trust, 2006, *Draft Plan Amendment Former HMAS Platypus Neutral Bay*, pp. 27-29

³ Godden Mackay, February 1997, *HMAS Platypus Heritage Significance Assessment*, p.64.

- Policy 52:** Replacement of existing services and equipment is appropriate, provided that work is planned and carried out to minimise damage to significant fabric and that as a general rule building services are concealed within buildings in spaces of lower significance and exterior services are located in inconspicuous positions and designed and finished to be self-effacing.
- Policy 53:** Alteration of significant fabric in order to comply with the spirit of fire safety and other statutory requirements is appropriate, but only after investigation of alternative fire safety strategies and other alternatives in order to determine design and construction strategies. Adaptation should be located in spaces of lower rather than higher significance, minimise damage to significant fabric and provide for removal of alterations without further damage to retained fabric.
- Policy 54:** Adaptation of significant fabric to contain or remove asbestos or other hazardous materials is appropriate. Removal of hazardous fabric, where it cannot practically be sealed from future disturbance, is appropriate. In cases where exposed to view in its normal configuration, hazardous fabric should be replaced with fabric of matching appearance.
- Policy 55:** Alteration of the significant fabric to facilitate access by disabled people is appropriate, but only after investigation of alternative strategies. Adaptation should be located in spaces of lower rather than higher significance, minimise damage to significant fabric and provide for removal of alterations without further damage to retained fabric.

7.2.7 Additions, New Buildings and Other New Features

As discussed above, buildings and features identified as being of *Some* or *Little* significance could be altered, added to, or demolished in order to accommodate new sympathetic uses. New buildings are possible on vacant areas, provided the new buildings are designed and built in accordance with the Conservation Approach (Section 7.2.1).

- Policy 56:** The construction of new additions, buildings, and other features is appropriate on vacant sites or to replace intrusive elements or fabric of *Some* or *Little* significance, provided they preserve identified views, are of sympathetic scale, form, bulk, materials, and colours, and designed within the spirit of the place. New discrete low-rise (2-3 level) buildings of creative modern design are appropriate.

In addition to the Conservation Approach (Section 7.2.1), the following guidelines should direct the siting, design and appearance of any new buildings:

- Policy 57:** The Submarine Wharf, Retort House, cliff face and east elevation of the Coal Stores should not be more than a little obscured by new works any more than they are at the present, as seen from Neutral Bay Wharf or the waterways adjacent the site. (See Figure 3 .29)
- Policy 58:** No new buildings (apart from small ancillary items like seating, bollards, lighting etc) should be erected in the Retort House precinct (see Figure 3 .29)
- Policy 59:** No new buildings should be constructed on the Submarine Wharf apart from minor structures or alterations to the Boatswain's Store.

Note: Refer to the accompanying inventory sheets for each element of the place for further guidelines on additions, new buildings, and new features at that element.

7.2.8 Conservation Procedures and Practice

Procedures

Because the place is considered to be of Commonwealth Heritage value, the place should be managed in accordance with recognised conservation methodologies such as the Australia ICOMOS *Burra Charter* as well as the Commonwealth Heritage Management Principles, as set out in the policies below.

- Policy 60:** The place should be managed by an organisation (the management body) which operates under a charter which includes conservation of cultural heritage as one of its main objectives.
- Policy 61:** *Burra Charter*. Activities at the place should be guided by the philosophy of the Australia ICOMOS *Burra Charter* (see Appendix 1) and the Commonwealth Heritage Management Principles (see below).
- Policy 62:** The assessment of significance and conservation policies contained in this Conservation Management Plan should be adopted as the basis for the identification, protection, conservation, presentation and transmittal (interpretation) of the Commonwealth Heritage values of the place. (Commonwealth Heritage Management Principle 1)
- Policy 63:** Personnel skilled in disciplines of conservation practice at a professional level should be engaged as appropriate to advise on and implement conservation aspects of the place. Skilled traditional building and engineering trades should be engaged as appropriate to advise on the conservation of the place and to carry out all conservation aspects at the place. (Commonwealth Heritage Management Principle 2)
- Policy 64:** The management body should seek to ensure that the recommendations contained in the Management Plan for the place, and all subsequent actions taken at the place are in keeping with the spirit of all the significant aspects of the place, as well as the North Sydney Council environmental planning instruments and the relevant New South Wales planning instruments. Streamlining of the approvals process may be possible under the bilateral agreement between the Commonwealth government and the State of NSW relating to environmental impact assessment (18 January 2007). (Commonwealth Heritage Management Principle 3)
- Policy 65:** The place should be managed in a way which permits the maximum number of these policies to be followed, in particular the policies on interpretation and use. (Commonwealth Heritage Management Principle 4)
- Policy 66:** Ensure the community has the opportunity to be involved in decisions about the place through community representation on advisory committees and by engaging in normal public exhibition of proposals which are the subject of Development Applications or referrals to the Department of the Environment, Water, Heritage and the Arts. (Commonwealth Heritage Management Principle 5)
- Policy 67:** Copies of the Conservation Management Plan should be made available to be freely available for public inspection. (Commonwealth Heritage Management Principle 5)
- Policy 68:** The Conservation Management Plan should be reviewed prior to the management body of the place changing to one which does not include cultural heritage conservation as one of its main objectives, or after the first major works at the place, and otherwise at regular

intervals, firstly say, seven years from its adoption. (Commonwealth Heritage Management Principle 7)

Policy 69: The Record of Maintenance and Works pro forma should be used as the basis for recording maintenance and other works at the place, and the condition of the components of the place as set out in the inventory sheets should be reviewed regularly (annually). In accordance with the Commonwealth Heritage Management Principles, a regular report on the condition of the fabric representing Commonwealth Heritage values may be required. (Commonwealth Heritage Management Principle 7)

Practice

Because of the significance of the place it is important that the proposed changes to the place are achieved involving a high standard of conservation practice.

Policy 70: Changes (including new uses) at the place should be achieved in the following way:

- (a) *Conservation Guidelines:*
Proposals for the place should be assessed in the light of what is recommended in this report and the accompanying inventory sheets. It may be necessary to carry out further research in order to assess and implement the proposed work to a high standard. Research can include physical intervention, for example a search for former surface finishes.
- (b) *Documentation of Conservation Works:* Proposed work to a component should be documented for implementation in a way that allows the scrutiny of others before the work is executed and also for posterity. A statement setting out the precise aims of the work should be made. The documentary or physical evidence upon which restoration and reconstruction decisions are made for each component should be cited. A copy of the documentation, including schedules and plans, should be held at the archive for the place. Systematic photographic surveys of the place should be carried out before, during and after any works and the results catalogued and archived.
- (c) *Preservation of Fabric and Patina:* During documentation of proposed work to a component of the place, and during the work itself, the maximum amount of fabric and patina should be retained consistent with the preservation of the element and in relation to its relative significance. Replacements, no matter how accurate, should be considered of far less heritage value than the original fabric.
- (d) *Information Revealed during Conservation Work:* New information about the materials, configuration, use, age, evolution, etc. of the component that comes to light during the work should be recorded in a report, a copy of which should be held at the archive of the place.
- (e) *Identification of Personnel:* Personnel involved in the documentation and implementation of works to components of the place should be recorded for future reference.

Ian Stapleton, B.Sc.(Arch.), B.Arch., Grad.Dip.Env.Law, F.R.A.I.A.
Registered Architect No. 4032 Nominated Architect

Sean Johnson, B.A., Dip.Arch., M.Sc.(Arch.Cons.), R.A.I.A.
Registered Architect No. 4728

Associate:

Kate Denny, B.A., M.Herit. Cons.

Consultant:

Clive Lucas, O.B.E., B.Arch., D.Sc.(Arch.)(*honoris causa*), Sydney,
L.F.R.A.I.A. Registered Architect No. 2502

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LSJ Heritage Planning & Architecture

CURRICULUM VITAE

IAN STAPLETON

Nominated Architect for Lucas Stapleton Johnson & Partners Pty Ltd

B.Sc.(Arch.), B.Arch., Sydney, F.R.A.I.A.

Born: Orange, New South Wales, 1951

Educated : Wolaroi College (now Kinross), Orange, NSW (Dux of School, 1969)
 University of Sydney graduating:
 B.Sc.(Arch.) with 1st class honours in 1974
 B.Arch. with 1st class honours in 1976
 Grad. Dip Env. Law, 2007

Personal Awards include:

Arthur Baldwinson Memorial Prize (Australian architectural history), 1973
Board of Architects Prize, 1975
RAIA (NSW) Adrian Ashton Award for Architectural Journalism, 1983
National Trust of Australia (NSW), Voluntary Service Medallion, 2001

Employment History:

Employed in Sydney in Government Architect's Office 1976-77
Employed by Fisher Lucas, Architects 1977 - 1981, Associate Partner 1979
Associate Partner Clive Lucas Pty. Ltd. 1981 - 1983
Director Clive Lucas & Partners Pty. Ltd. 1983 - 1988
Director Clive Lucas, Stapleton & Partners Pty. Ltd. April 1988 to date

Registrations & Memberships:

Registered as an architect in NSW 16th October 1979 and enrolled in the Division of Chartered Architects on 1st December 1983, Reg. No.4032
Registered as an architect in Tasmania and Victoria, Reg. No. 4219
Registered as an architect in Queensland, Reg. No. 4109
Fellow of the Royal Australian Institute of Architects, member No.646
Life Member of National Trust of Australia (NSW)
Member of Australia ICOMOS

Architectural conservation projects include:

- | | |
|---|--|
| · Glenlee House, Menangle Park, NSW (1823) | RAIA Merit Award 1979 |
| · Housing at Woolloomooloo, Sydney (1850s-1910s) | RAIA Merit Award 1980 |
| · Willandra, Ryde, Sydney (1840s) | RAIA Merit Award 1981 |
| · Junior Medical Officer's House, Port Arthur, Tasmania (1840s) | RAIA Merit Award & L. Macquarie Award 1983 |
| · Pitt Street (Congregational) Church, Sydney (1841) | RAIA Merit Award 1984 |
| · Victoria Barracks, Paddington (1840s-1920s) | RAIA Merit Award 1985 |
| · Commandant's Hs., Port Arthur, Tas. (1830s-60s) | RAIA Merit Award 1986 |
| · Boronia Restaurant, Mosman, Sydney (1886) | |
| · The Hermitage, The Oaks, NSW (1841) | RAIA Merit Award 1987 |
| · Kirribilli House, Sydney (1856), Stage I | |
| · Her Majesty's Theatre, Ballarat, Victoria (1874-1905) | |

. Minter Ellison Building (old MLC Building), Sydney (1938) (foyers)	BOMA Certificate of Merit Award, 1991
. The Edward Winter House, Telopea, Sydney (Walter Griffin, 1935)	
. Blackdown Homestead, Bathurst, NSW (1823)	
. The Swan Brewery, Perth, WA (1879) (quality control)	
. The Merchant's House, The Rocks, Sydney (1848)	
. The Palmhouse, Royal Botanic Gardens, Sydney (1912)	
. Sydney GPO, No.1 Martin Place, Sydney (from 1864)	State MBA Award, Entertainment/Hospitality, 2000; PCA (NSW) Rider Hunt Award 2001; API Development & Heritage Awards, 2001
. Wyoming, Balmain, Sydney (1881)	
. Woolloomooloo Finger Wharf, Sydney (1911-15)	Waterfront Centre USA, Annual Top Honor, Excellence on the Waterfront, 2000; State MBA, Excellence in Construction Award, 2001
. Macleay Museum, Sydney (1887) (exterior works)	
. St. John's, Darlinghurst (1858 & 1886) (stone spire conservation)	National Trust of Australia (NSW) Heritage Award, 2002
. Wesley College, University of Sydney (1916)	
. Walsh Bay Redevelopment (1900-1920)	RAIA Lloyd Rees Award, 2005 RAIA Walter Burley Griffin Award, 2005
. Four historic glasshouses, Royal Botanic Gardens, Sydney (1898 – 1908)	
. Muritai, Cremorne, Sydney (1909, Waterhouse and Lake)	
. Redstone (Winter House), Dundas, Sydney (1935, Walter Griffin)	
. The Briars, Woolstonecraft (1914, Donald Esplin)	
. Vet Round House, University of Sydney (1920, Leslie Wilkinson)	National Trust of Australia (NSW) Conservation Award, 2012
. Restoration and rejuvenation of Sir Donald Bradman's Boyhood Home, Bowral NSW (1890)	National Trust of Australia (NSW) Joint Top Conservation Award, 2013 Wingecarribee Shire Council Heritage Award (Overall Winner), 2013 AIA Architecture Award (Conservation) 2015
. Bronte House (c.1845, Mortimer Lewis)	

New construction projects include:

. Bennett Residence, Bayview, NSW (1999)	State and National MBA House of the Year, Open Category, 2000
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Currently heritage architect for Sydney GPO (from 1864); Norwood, Goulburn, NSW (1830s) and Figtree House, Hunters Hill (1830s).

Special Projects/Appointments include:

- Consultant to the Heritage Council of Western Australia for the brokering of the Heritage Agreement for the Swan Brewery, Perth, 1993-4
- Consultant to the NSW Heritage Office for statutory approvals for the Parramatta Rail Link Project, 2003.
- Consultant to Heritage Office of Queensland for Pioneer Council Chambers, Mackay (1935, Harold Brown, architect), 2008 and 2010.

- Reference committee to Sydney City Council for Commonwealth Bank Building (Money Box Bank), Sydney, 2008 and 2010.
- Consultant to University of Sydney for refurbishment of the Fisher Library, 2012-13
- Expert Member, Waverley Development Approvals Panel, 2013 – to date
- Expert Member, Inner West Council (formerly Leichhardt) Development Approvals Panel, 2014 – to date
- Expert Member, Parramatta Independent Hearing and Assessment Panel (IHAP), August 2016 – to date
- Expert Member, Strathfield Independent Hearing and Assessment Panel (IHAP), 2017 - to date

Conservation Reports include:

- . Mulgoa Valley, NSW
- . Victoria Barracks, Sydney
- . Kirribilli House, Sydney
- . Kingston and Arthur's Vale Historic Area (KAVHA), Norfolk Island
- . The Treaty House, Waitangi, New Zealand
- . Booloominbah, University of New England, Armidale, NSW
- . The Swan Brewery, Perth
- . Maatsuyker Island, Barrenjoey, and 15 other Australian lightstations
- . Bondi Pavilion, Sydney
- . Woolloomooloo Finger Wharf, Sydney
- . Walsh Bay Redevelopment Area, Sydney
- . The Strand Arcade, Sydney
- . Macquarie Lighthouse, Sydney
- . Snapper Island, Sydney
- . Macleay Museum, University of Sydney
- . Rose Cottage, Wilberforce, NSW
- . Assessment of 23 contemporary houses in Woollahra Municipal Council area for heritage listing
- . Fisher Library, University of Sydney
- . Cabarita Federation Pavilion, Cabarita, NSW
- . University of Sydney, Camperdown and Darlington Campuses
- . Many houses in Millers and Dawes Point Village Precinct, Sydney
- . Double Island Point, Booby Island and Goods Island Lighthouses, Queensland
- . General Post Offices, Sydney and Brisbane

Heritage Impact Statements for alterations include:

Igloo House, Sydney (1953), Harry Seidler architect
Brett and Wendy Whiteley House, Sydney (1908)
Woolloomooloo Finger Wharf (1915)
Our Lady of Mercy College, Parramatta (from 1840)
Roseneath, Parramatta (c.1837)
Norwood, Goulburn (c.1837)

Expert Witness engagements include:

St. John's, Paddington, Sydney (from 1842), Henry Robertson and David McBeath architects, for South Sydney Council
Joylen (Lyon & Cottier House), Balmain, Sydney (1880s), for Leichhardt Council
Strathmore, Cremorne Point, Sydney (1915), Edwin Orchard architect, for North Sydney Council
Villa Floridiana, Hunters Hill, Sydney (1850s), Jules Joubert, for Hunters Hill Council
Parklands, Blackheath, NSW (1878), John Pope estate, for Chase Properties
St Kieran's, Bellevue Hill (1905), Maurice Halligan architect, for Woollahra Municipal Council
Forrest Hill precinct, Vic, for City of Stonnington, Victoria
Bidura Metropolitan Remand Centre, Glebe, NSW, Edmund Blacket architect, for City of Sydney Council

Participations and Appointments include:

- 1975-78, tutor in graphic communication, School of Architecture, University of Sydney.
- Since 1980, visiting lecturer at various Sydney schools of architecture and building.
- In June 1980 was participant in UNESCO ICOMOS Historic Quarters Seminar and Training Course in - Czechoslovakia (historic town conservation).
- In July 1985 participated in Attingham Summer School in the U.K. (British country houses).
- In 1988 guest lecturer for UNESCO and ICOMOS at Regional Training Seminar for Cultural Personnel in Asia and the Pacific, Tokyo, Nara and Kyoto, 8 - 21 November 1988.
- In 1992 was conference convenor for Australia ICOMOS, international committee meetings, events and conference: "Whose Cultural Values?", 14-22 November 1992.
- In 1995 was co-organiser of Australia ICOMOS, Workshop on World Heritage Criteria for Associative Cultural Landscapes, 27-29 May 1995.
- In 2000 was conference convenor for the National Trust of Australia (NSW) conference "Adaptive Re-use, Creativity and Continuity", Sydney 9-10 November, 2000

Publications include:

Architects of Australia (Bruce Dellit & Emil Sodersten), Macmillan, 1981 (co-author)
The Sydney Morning Herald, Articles on restoration and architecture, 1981 - 1990
How to Restore the Old Aussie House, Flannel Flower Press, Editions: 1983, 1991 & 2008
Colour Schemes for Old Australian Houses, Flannel Flower Press, 1984 (co-author)
More Colour Schemes for Old Australian Houses, Flannel Flower Press, 1993 (co-author)
Australian House Styles, Flannel Flower Press, Editions: 1997 and 2010 (co-author)
The Illustrated Burra Charter, Australia ICOMOS, 1992, co-project manager
New Taxation Incentives in Australia, International Symposium: The Heritage and Social Changes, ICOMOS Bulgaria, October 1996
Australian Lighthouses, Historic Environment, Vol.12, numbers 3 & 4, 1997
Thumbs up for the Finger Wharf, Sydney Morning Herald, 7th August 2000
Recycling Heritage - Or Re-Vitalising, Reflections, October-January 2001
Edwin Roy Orchard, Architect, Rediscovered, Reflections, May-July 2003
Contributions to *Encyclopaedia of Australian Architecture*, Cambridge University Press (4 entries), 2008
Sydney GPO – Ten years on, Architecture Bulletin, November/December 2009
The Veterinary Round House at the University of Sydney, Trust News Australia, August 2013
Restoration of Sir Donald Bradman's Boyhood Home, National Trust Magazine, May-June 2014
Housing a Legend, Inside History, January-February 2014
The Trust's Early Role In Saving Bronte House, National Trust Magazine, August-October 2016

Professional Committee Involvements include:

- Chairman, Historic Buildings Committee of the RAIA (NSW Chapter) 1983 - 1988
- Councillor of the RAIA (NSW Chapter), 1983 - 1988, 1990 - 1994
- Joint researcher/author and co-ordinator of the *List of 20th Century Buildings of Significance* of RAIA (NSW Chapter), 1978 - 1988
- President Australia ICOMOS (International Council on Monuments and Sites), 1992 - 1994, executive committee member 1982 - 1988, 1990 - 1995, Honorary Secretary, 1986 - 1987, Vice President 1994 - 1995
- Member Architects Advisory Committee of the National Trust of Australia (NSW), 1986 - 2008
- Member of the Technical Advisory Group on Materials Conservation of the Heritage Council of NSW, 1983 - 1993
- Member of the National Advisory Committee of the Tax Incentives for Heritage Conservation Scheme (Department of Communications and the Arts), 1995 to 1999
- Member Australia ICOMOS committee to review the *Burra Charter*, 1996 - 1999.
- Member DOCOMOMO Australian Working Party, 2001.
- Member Wingecarribee Shire Council Heritage Advisory Committee, 2011 to date

March 2017

Ian Stapleton, B.Sc.(Arch.), B.Arch., Grad.Dip.Env.Law, F.R.A.I.A.
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CURRICULUM VITAE

Alice Stapleton, B.A. (Communication), MURP, MPIA, is a heritage planner with a background in Communication and Town Planning. Alice obtained a Master of Urban and Regional Planning from the University of Sydney in 2012.

Since joining the firm, Alice has been involved in heritage planning for conservation plans, heritage reports and the preparation of development applications and heritage assessments for a number of historic places, including:

Conservation Management Plans

- Juniper Hall, Paddington
- Booby Island Lighthouse, Torres Strait
- Goods Island Lighthouse, Torres Straits
- Millers Point properties, Millers Point, Sydney
- The former Mining Museum, George Street, The Rocks
- NSW Parliament House, Macquarie Street, Sydney
- Donald Bradman's boyhood home, 52 Shepherd Street, Bowral

Heritage Studies and Assessments

- Ku-ring-Gai Council Review of Potential Heritage Items
- Hunter Region Heritage Study
- George Street (Tudor) Gatehouse, Parramatta Park, Parramatta
- University of Sydney Grounds (Camperdown and Darlington campuses)
- Woolloomooloo Finger Wharf, Woolloomooloo
- Lane Cove Council (Heritage Assessment Officer services)

Development Applications (Statements of Environmental Effects and Heritage Impact Assessments)

- Swifts, Darling Point Road, Darling Point
- 1 Martin Place (Sydney GPO Building)
- Headingly, re-designed house by Leslie Wilkinson, Woollahra
- Burrawang Café, Hoddle Street, Burrawang
- Figtree House, Hunters Hill
- Grosvenor Cottage, Wahroonga
- many other private residences

Prior to Lucas Stapleton Johnson & Partners, Alice advanced her planning and heritage experience at Chapman Planning, GHD Consultants, and the City of Sydney Council.

May 2017